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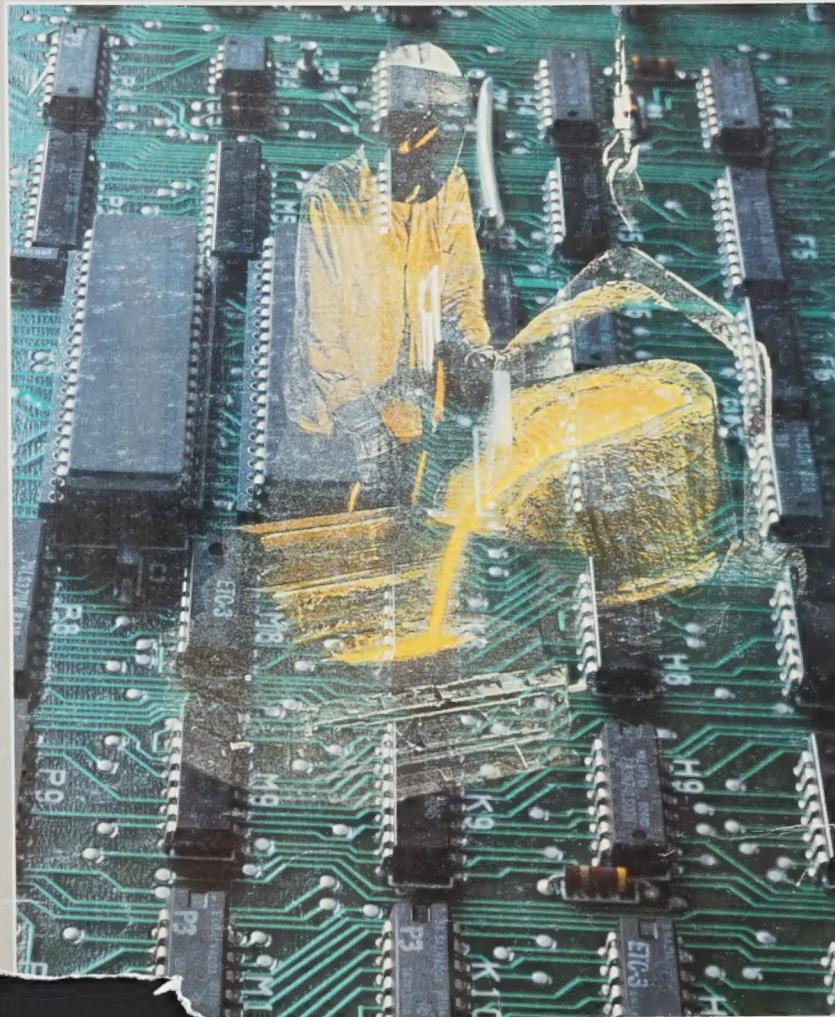
# Industrial Land Use in Hamilton-Wentworth

## Hamilton-Wentworth Industrial Sector Study

Report Number 4

### Hamilton-Wentworth Industrial Sector Study Reports

1. Industrial information system  
CA3 ONHW Q60 85 I53
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5. Industrial development procedures  
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# **Industrial Land Use in Hamilton-Wentworth**

## **Hamilton-Wentworth Industrial Sector Study**

Report Number 4

Prepared by  
The Regional Municipality of Hamilton-Wentworth  
Planning & Development Department  
Regional Planning Branch



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LAND AREA, BUILDING AREA, 1982 EMPLOYMENT (BAR CHART)	1.1	2.1	3.1	4.1	5.1	6.1	7.1	8.1	9.1	10.1	11.1	12.1	13.1	—	15.1	—	—	—	—
LAND AREA, BUILDING AREA, 1982 EMPLOYMENT (TABLE)	1.2	2.2	3.2	4.2	5.2	6.2	7.2	8.2	9.2	10.2	11.2	12.2	13.2	—	15.2	—	—	—	—
INDUSTRIAL PROPERTY AND BUILDING STATISTICS (TABLE)	1.3	2.3	3.3	4.3	5.3	6.3	7.3	8.3	9.3	10.3	11.3	12.3	13.3	—	15.3	—	—	—	—
OCCUPIED INDUSTRIAL LAND STATISTICS BY SIZE CLASS (TABLE)	1.4	2.4	3.4	4.4	5.4	6.4	7.4	8.4	9.4	10.4	11.4	12.4	13.4	—	15.4	—	—	—	—
NUMBER OF INDUSTRIAL PROPERTIES BY INDUSTRY BY SIZE CLASS (TABLE)	1.5	2.5	3.5	4.5	5.5	6.5	7.5	8.5	9.5	10.5	11.5	12.5	13.5	—	15.5	—	—	—	—
INDUSTRIAL ABSORPTION AND CONSTRUCTION 1955 to 1985 (PLDT)	1.6	2.6	3.6	4.6	5.6	6.6	7.6	8.6	9.6	10.6	11.6	12.6	13.6	—	15.6	—	—	—	—
SALES OF INDUSTRIAL LAND JANUARY 1984 TO JUNE 1985 BY QUARTER (TABLE)	1.7	2.7	3.7	4.7	5.7	6.7	7.7	8.7	9.7	10.7	11.7	12.7	13.7	—	15.7	—	—	—	—
INDUSTRIAL PROPERTY TAXES (TABLE)	—	2.9	3.9	4.9	5.9	6.9	7.9	—	—	—	—	—	—	—	—	—	—	—	—
LAND USE (PIE CHART)	—	—	—	—	—	—	—	8.9	9.9	10.9	11.9	12.9	13.9	14.1	15.9	16.1	17.1	18.1	19.1
LAND USE PLANNING STATUS (TABLE)	1.8	2.8	3.8	4.8	5.8	6.8	7.8	8.8	9.8	10.8	11.8	12.8	13.8	14.2	15.8	16.2	17.2	18.2	19.2
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VACANT LAND BY SERVICING STATUS BY SIZE CLASS (BAR CHART)	—	—	—	—	—	—	—	8.10	9.10	10.10	11.10	12.10	13.10	14.3	15.10	16.3	17.3	18.3	19.3



## INFORMATION IN THE REPORT

	Region	Municipalities	Developed Industrial Areas	Undeveloped Industrial Areas
Location Map	0	0	0	0
Aerial Photograph			0	0
Land Use Map			0	0
Zoning Map			0	0
Servicing Map			Some	Some
Land Area, Building Area, and 1982 Employment (Chart & Table)	0	0	0	
Industrial Property and Building Statistics (Table)	0	0	0	
Industrial Properties, Buildings, and Coverage by Property Size Class (Table)	0	0	0	
Number of Properties by Industry by Property Size Class (Table)	0	0	0	
Industrial Land Absorption (Plot)	0	0	0	
Industrial Construction (Plot)	0	0	0	
Industrial Property Taxes (Table)			0	
Industrial Sales (Table)	0	0	0	
Current Land Use (Chart)			0	0
Land-Use Planning Status (Table)	0	0	0	0
Area of Developable Industrial Land (Chart)			0	0

## INTRODUCTION

### Purpose

This report provides information about industrial development in the Regional Municipality of Hamilton-Wentworth. It is intended to contribute to an understanding of the industrial sector of the Region's economy and the spatial distribution of industrial land uses.

### Regional Background

Hamilton-Wentworth is located on the western end of Lake Ontario. The Region is 439 square miles in area and consists of six municipalities — Hamilton, Stoney Creek, Flamborough, Dundas, Ancaster and Glanbrook. Its 1985 population was 421,264, 73 percent of which is in the City of Hamilton.

The Region is at the centre of the "Golden Horseshoe", with excellent road and rail access to major urban centres in Ontario and the northeastern United States. It has convenient access to air transportation at Hamilton Civic Airport and Pearson International Airport. Port facilities are operated by the Hamilton Harbour Commission.

Total equalized assessment in Hamilton-Wentworth is \$11.2 billion. The commercial/industrial share of assessment is approximately 40 percent. The Region's 1985 five year capital budget was \$257 million, most of which was allocated to enhance the basic infrastructure.

### Report Structure

The report consists of nineteen profiles, one each for the Region, six area municipalities, and twelve major industrial areas. All of the profiles contain a location map, statistical information and a brief description of highlights from the data. The profiles of the major industrial areas also contain an aerial photograph, land use map, zoning map, and servicing map.

The statistical information presented in the report is sufficiently detailed to allow readers to undertake further analysis. All of the information, except for sales data, is drawn from Hamilton-Wentworth's Industrial Information System. The interpretation notes at the end of the report provide a description of the characteristics and limitations of the data. The information varies slightly for each class of profiles, as shown in the accompanying table.

The developed industrial areas of the Region are the Bayfront Industrial Area, the East Hamilton Industrial Area, the Mountain Industrial-Business Park, the North Hamilton Industrial Area, the West Hamilton Industrial Area, the Stoney Creek Industrial Area, and the two Dundas Industrial Areas. The undeveloped industrial areas are the Flamborough Industrial-Business Park, the Ancaster Industrial-Business Park, the Mohawk Industrial-Business Park, the Airport Industrial-Business Park, and the Glanbrook Industrial-Business Park.

More detailed information about industrial properties in Hamilton-Wentworth is available from the Planning and Development Department or the Economic Development Department.



Map No. 1.1  
Hamilton-Wentworth  
Industrial Sector Study

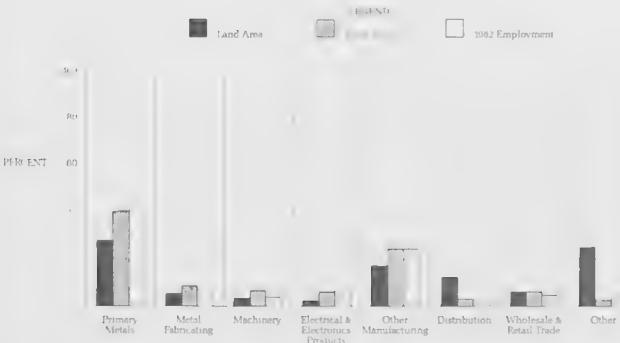
Hamilton-  
Wentworth Region  
**Major  
Industrial  
Areas**

Legend  
■ Major industrial areas





**FIGURE 1.1**  
CHARACTERISTICS OF  
OCCUPIED INDUSTRIAL LAND - HAMILTON-WENTWORTH  
BY INDUSTRY GROUP



**FIGURE 1.2**  
CHARACTERISTICS OF  
OCCUPIED INDUSTRIAL LAND - HAMILTON WENTWORTH  
BY TYPE OF INDUSTRY

Industry	Land Area (Acres)	Floor Area (Square Feet)	Employment (1982)
Agriculture & extractive	1040	191162	186
Food products	301	1794187	2597
Beverage products	14	226909	405
Rubber products	71	1914493	2728
Fibre products	9	153860	179
Leather products	18	288455	190
Textiles	17	477188	310
Clothing products	18	439540	1162
Wood products	53	365825	394
Furniture products	5	97378	90
Paper products	34	714574	695
Printing & publishing	27	695221	1887
Primary metals	1594	20284399	29110
Metal fabricating	293	4613186	4907
Machinery (except electrical)	201	3502990	2660
Transportation equipment	112	1616731	1883
Electrical & electronic equipment	142	321660	4015
Non-metallic minerals	178	1755522	1830
Refined petroleum & coal	32	133295	150
Chemical products	106	1268714	1415
Scientific & professional equipment	2	39334	54
Other manufacturing	19	259072	186
Construction	159	580724	2196
Transportation	425	859845	1704
Storage & warehousing	81	791164	309
Communication & other utility	138	165808	204
Wholesale	211	1077019	1586
Retail	122	1090130	1658
Finance, insurance & real estate	1	27159	10
Business services	9	112912	189
Government	50	21279	135
Health & Social Services	0	3823	4
Other services	144	265061	877
Total	5624	40994981	67093

**FIGURE 1.3**  
INDUSTRIAL PROPERTY AND BUILDING STATISTICS  
HAMILTON-WENTWORTH

Size Class	Properties		Buildings		Coverage	
	Number	Percent	Number	Percent		
1 acre or less	~202	~19.6%	~220	~11.7%	~30.5	~24.8
1.0-2.5 acres	~85	~8.3%	~127	~6.5%	~27.8	~22.2
2.5-5.0 acres	~62	~6.0%	~104	~5.5%	~19.2	~15.9
5.0-10.0 acres	~40	~3.8%	~104	~20.2%	~34.0	~27.1
10.0-20.0 acres	~27	~2.6%	~160	~8.2%	~24.6	~21.9
20.0-50.0 acres	~20	~1.9%	~377	~19.4%	~6.4	~5.2
Over 50 acres	~1030	100.0%	~1947	100.0%	~51.2	~47.3

**FIGURE 1.4**  
OCCUPIED INDUSTRIAL LAND  
HAMILTON-WENTWORTH  
BY SIZE CLASS

# PROFILE 1 HAMILTON-WENTWORTH

## Capsule Description

Manufacturing drives the economy of Hamilton-Wentworth. The Region contains 6,600 acres of industrial land and 50 million square feet of industrial floor space. Hamilton-Wentworth's major industrial areas include the large Bayfront complex in Hamilton, seven new industrial-business parks on the urban periphery, and several other established industrial areas.

## Industrial Structure

Traditional manufacturing is the principal component in the industrial structure of the Regional economy. The primary metals, metal fabricating, machinery, and electrical and electronic products industries account for 63 percent of industrial building area, 62 percent of industrial employment, and 40 percent of the occupied industrial land area. The rubber, non-metallic minerals, transportation equipment, food, chemical, and construction industries are also important.

Employment densities for manufacturing industries are relatively high at approximately 19 employees per acre. This compares to distribution industries and the "other" category, which includes construction and extractive industries, with approximately 3 employees per acre.

## Occupied Industrial Land

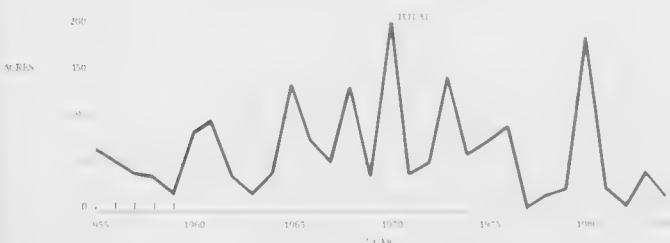
Hamilton-Wentworth has 1,030 properties containing an industrial use or building. These properties contain 1,947 buildings. The median property area is 0.9 acres, and the median building area is 4,000 square feet. Ninety-one percent of the properties are less than 10 acres in area; 75 percent are less than 27 acres. The average ratio of floor area to land area (coverage) for all properties is 51 percent. However, the average coverage for properties of less than one acre is much higher than for any other size of properties.

**FIGURE 1.5**  
NUMBER OF INDUSTRIAL PROPERTIES - HAMILTON-WENTWORTH  
BY INDUSTRY CLASS

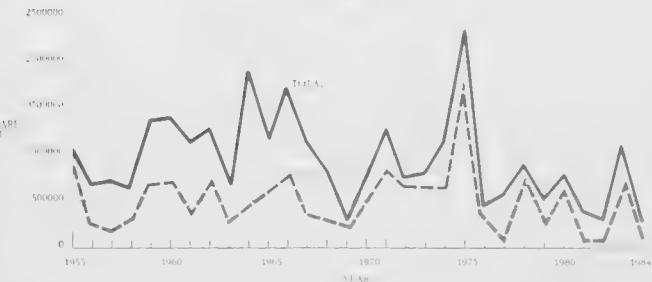
Industry	1 acre or Less		1.0 - 2.5 Acres		2.5 - 5.0 Acres		5.0 - 10.0 Acres		10.0 - 20.0 Acres		20.0 - 50.0 Acres		Over 50 Acres	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Agriculture & extractive	38	8.8	13	6.4	2	2.3	6	7.3	2	4.1	3	11.1	7	35.0
Food products	2	0.4	1	0.5	1	1.2	1	2.0			2	7.4	2	10.0
Beverage products	5	0.9												
Rubber products	2	0.4												
Plastic products														
Leather products	4	0.7												
Clothing products	9	1.6												
Wood products	13	2.3	7	3.5	1	1.2	2	2.4	1	3.7				
Furniture products	4	0.7	2	1.0										
Paper products	7	1.2	6	3.0	3	3.3	2	2.4						
Printing & publishing	35	6.2	4	2.0			2	2.4						
Primary metals	17	3.1	7	3.5	7	8.1	6	10.0	9	18.4	3	11.1	4	20.0
Metal fabricating	79	14.1	29	14.4	13	15.1	11	13.4	5	10.2	1	3.7	1	3.7
Machinery (except electrical)	11	2.0	6	3.0	6	7.0	2	2.4						
Transportation equipment	11	2.0							4	8.2	1	3.7		
Electrical & electronic products	7	1.2	7	3.5	1	1.2	3	6.1	2	7.4				
Non-metallic minerals	13	2.3	4	2.0	7	8.1	5	6.1	6	12.2				
Refined petroleum & coal							1	1.2	1	1.2				
Chemical products	10	1.8	4	2.0	4	4.7	2	2.4	3	8.1	1	3.7		
Scientific & professional equipment	2	0.4												
Other manufacturing	11	2.0	2	1.0	1	1.2	1	1.2						
Construction	62	11.0	22	10.9	6	7.0			2	4.1	1	3.7		
Transportation	14	2.5	12	5.9	3	3.5	4	4.9	1	2.0	4	14.6	2	10.0
Storage & warehousing	15	2.7	8	4.0			5	6.1	3	6.1				
Communication & other utility	3	0.5	2	1.0										
Wholesale	24	4.3	19	9.4	8	9.3	11	13.4	5	10.2				
Retail	105	18.7	7	3.5	4	4.7	6	7.3	1	2.0				
Business services	2	0.4	2	1.0										
Government	3	0.5	2	1.0	2	2.3								
Health & Social Services	27	4.8	5	2.5	1	1.2	2	2.4						
Other services	27	4.8	5	2.5	1	1.2	2	2.4	3	6.1	3	11.1	2	10.0
Non-industrial	23	4.1	13	6.4	7	8.1	4	4.9	3	6.1				



**FIGURE 1.6**  
INDUSTRIAL LAND ABSORPTION IN HAMILTON-WENTWORTH  
1955 - 1984



**FIGURE 1.7**  
INDUSTRIAL SALES  
IN HAMILTON-WENTWORTH BY QUARTER  
JANUARY 1984 - JUNE 1985



**FIGURE 1.7**  
INDUSTRIAL SALES  
IN HAMILTON-WENTWORTH BY QUARTER  
JANUARY 1984 - JUNE 1985

Year	Quarter	No.	Dollar Volume
1984	1	29	304,664
	2	85	819,438
	3	84	774,455
	4	73	984,518
1985	1	72	187,464
	2		14,413

**FIGURE 1.8**  
LAND USE PLANNING STATUS  
INDUSTRIAL LAND  
IN HAMILTON-WENTWORTH

Status	Acres
Industrial Zoning	11187
Industrial Designation	3785
Non-Industrial	1062
Total	16034

## PROFILE 1 HAMILTON-WENTWORTH (Continued)

### Industrial Land Absorption and Construction

Industrial land absorption in the last ten years has averaged 46 acres per year. In the same period, construction has averaged 764,000 square feet per year. Both absorption and construction fluctuate substantially from year to year. Additions to existing buildings (net of demolitions) were 38 percent of total construction.

### Sales

The industrial real estate market has been buoyant since the second quarter of 1984. During 1984 and the first half of 1985, there were 436 sales worth over \$60 million.

### Land Use Planning Status

Hamilton-Wentworth has approximately 15,000 acres of land with an industrial Official Plan designation or zoning.

### Developable Land

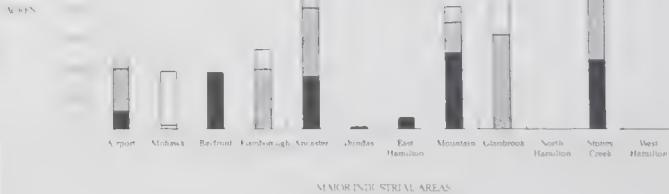
The Region has made servicing of industrial land a priority in its capital budget. As a result, the Region has close to 3,000 acres of readily developable land in its major industrial areas. Approximately 1,000 acres are fully serviced.

**FIGURE 1.9**

AREA OF DEVELOPABLE INDUSTRIAL LAND  
BY MAJOR INDUSTRIAL AREA  
BY SERVICING STATUS

LEGEND

- ULLY SERVICED
- PARTIALLY SERVICED
- UNSERVICE



MAJOR INDUSTRIAL AREAS



Map No. 2.1  
Hamilton-Wentworth  
Industrial Sector Study

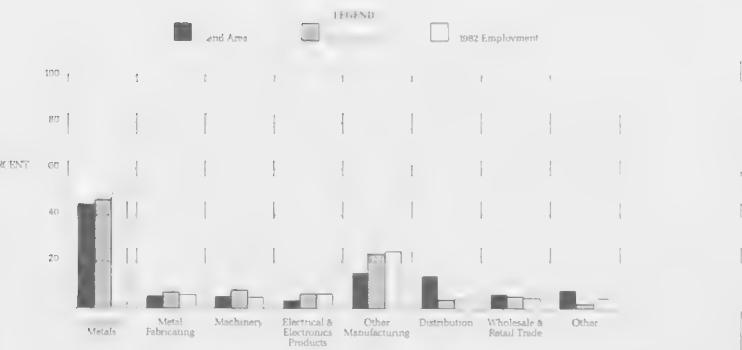
## City of Hamilton Major Industrial Areas

Legend  
■ Major industrial areas





**FIGURE 2.1**  
CHARACTERISTICS OF  
OCCUPIED INDUSTRIAL LAND - HAMILTON  
BY INDUSTRY GROUP



**FIGURE 2.2**  
CHARACTERISTICS OF  
OCCUPIED INDUSTRIAL LAND - HAMILTON  
BY TYPE OF INDUSTRY

Industries	Land Area (Acres)	Floor Area (Square feet)	Employment (No.)
Agriculture & Extractive	0	2891	3
Food products	42	1167648	1855
Beverage products	14	226909	405
Mobile products	70	19652	275
Plastic products	4	8472	114
Leather products	18	308455	190
Textiles	11	367403	509
Clothing products	5	341882	1112
Wood products	8	96050	93
Furniture products	1	15454	42
Paper products	23	605662	541
Printing & publishing	22	611804	1597
Primary metals	1502	198'6632	28666
Metal fabricating	159	300445	3349
Machinery (except electrical)	178	3078948	2466
Transportation equipment	66	1159103	1127
Electrical & electronic products	69	770000	700
Non-metallic minerals	129	1464284	1822
Refined petroleum & coal	32	113295	150
Chemical products	77	1093497	1284
Scientific & professional equipment	2	48742	54
Other manufacturing	5	5751	83
Construction	75	417939	1285
Transportation	375	554960	1499
Storage & warehousing	56	614535	199
Communication & other utility	31	136237	112
Wholesale	124	734450	1297
Retail	68	1670084	1152
Finance, insurance & real estate	0	157	9
Business services	6	87652	172
Government	50	21279	135
Health & Social Services	0	3823	4
Other services	134	223769	705
Total	1,378	4297215	38349

**FIGURE 2.3**  
INDUSTRIAL PROPERTIES AND BUILDING STATISTICS  
HAMILTON

	Properties (Acres)	Buildings (Square feet)
Largest	~222	~332,12
Average	4.9	27,251
90 Percent Below	7.6	43,555
75 Percent Below	2.0	13,524
50 Percent Below	0.38	3,780
25 Percent Below	0.17	900

**FIGURE 2.4**  
OCCUPIED INDUSTRIAL LAND  
HAMILTON  
BY SIZE CLASS

Size Class	Properties		Buildings		Coverage	
	Number	Percent	Number	Percent	Total Floor Area	Ground Floor Area
1 acre or less	464	63.3	376	24.7	82.1	80.0
1.0-2.5 acres	110	15.0	128	8.4	38.0	28.0
2.5-5.0 acres	51	6.9	67	5.7	30.8	25.3
5.0-10.0 acres	4	0.5	1	0.1	1.0	0.9
10.0-20.0 acres	32	4.4	363	23.8	47.0	36.5
20.0-50.0 acres	14	1.9	99	6.5	45.6	40.3
Over 50 acres	8	1.1	318	20.9	13.1	10.7
	733	100.0	1524	100.0	62.8	57.9

## PROFILE 2 HAMILTON

### Capsule Description

The City of Hamilton is a major industrial city that makes up much of the urbanized core of the Region of Hamilton-Wentworth. It has an area of 34 square miles (22,000 acres) and a 1985 population of 307,690. Equalized assessment amounted to \$7.8 billion in 1985.

Hamilton is one of Canada's foremost manufacturing centres. Manufacturing industries occupy over 2,400 acres of land, have over 18 million square feet of floor space, and provide approximately 52,000 jobs.

The City's major industrial areas include the highly industrialized core area known as the Bayfront, three other established industrial areas (East Hamilton, West Hamilton, and North Hamilton), and the Mountain Industrial-Business Park at the southern edge of the City.

### Industrial Structure

The primary metals industry, which includes Stelco and Dofasco, accounts for 46 percent of the occupied industrial land area, 47 percent of the industrial building area, and 50 percent of the employment on industrial land. However, Hamilton has eight other manufacturing industries with more than one million square feet of floor space: machinery, metal fabricating, electrical and electronic products, rubber products, non-metallic minerals, transportation equipment, food products, and chemical products.

The clothing, textiles, food products, furniture products, and electrical and electronic products industries are the most employment-intensive, all with over 40 employees per acre.

### Occupied Industrial Land

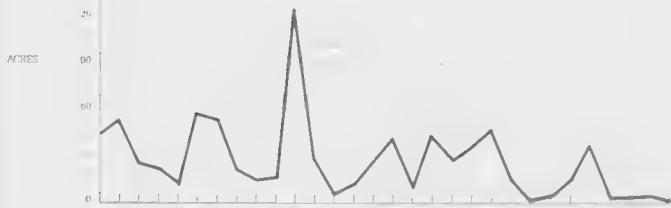
The City has 705 industrial properties with close to 1,500 industrial buildings. Several manufacturers occupy very large properties and buildings, but the median property size is 0.6 acres and the median building size is slightly less than 3,800 square feet. Seventy-five percent of the properties are less than 2 acres and 75 percent of the buildings are less than 13,500 square feet.

**FIGURE 2.5**  
NUMBER OF INDUSTRIAL PROPERTIES - HAMILTON  
BY PROPERTY SIZE CLASS

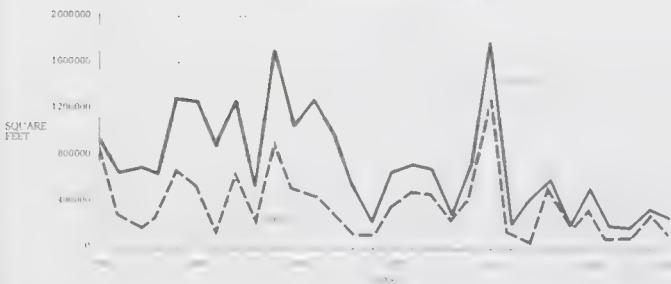
Property Size Class	Acreage		Acreage		Acreage		Acreage		Acreage		Acreage	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Under 1 acre	200	29	300	42	200	29	200	29	200	29	200	29
1-2.5 acres	71	9	82	11	39	5	37	5	31	4	31	4
2.5-5.0 acres	2	0.4	1	0.9	1	2.0						
5.0-10.0 acres	5	1.1										
10.0-20.0 acres	2	0.4	1	0.9	1	2.0						
20.0-50.0 acres	1	0.2	1	0.9	1	2.0						
Over 50 acres	6	1.3	3	2.7	3	5.9	1	1.9				
	733	100.0	1524	100.0	62.8	57.9	200	29	200	29	200	29
Non-industrial	214	45	15	13.6	3	5.9	7	13.0	3	9.4		
Retail	92	19	3	2.7	2	3.9	4	7.4	1	3.1		
Business services	1	0.2										
Government	3	0.6	2	1.8	2	3.9						
Other services	24	5.2	5	4.5			2	3.7				



FIGURE 2.6  
INDUSTRIAL LAND ABSORPTION IN HAMILTON  
1955-1982



## INDUSTRIAL CONSTRUCTION IN HAMILTON 1955 - 1984



**FIGURE 2.7**  
**INDUSTRIAL SALES**  
**IN HAMILTON BY QUARTER**  
**JANUARY 1984 - JUNE 1985**

Year	Quarter	No.	Dollar Volume
1984	1	20	2062264
	2		
	3		
	4		
1985	1	56	13811668
	2	58	8156568

**FIGURE 2.8**  
LAND-USE PLANNING STATUS  
INDUSTRIAL LAND  
IN HAMILTON

Status	Acre
Industrial Zoning	570
Industrial Designation	11
Non-industrial	6
Total	587

## **PROFILE 2 — HAMILTON (Continued)**

Sixty-four percent of the properties are one acre or less, but these small properties have only 25 percent of the buildings. Metal fabricating and food products are the manufacturing industries most likely to locate on small properties.

## Industrial Land Absorption and Construction

Industrial land absorption in the last ten years has averaged 12 acres per year, compared to 35 acres per year in the preceding ten years. Industrial construction has averaged 447,000 square feet per year in the last ten years, compared to 715,000 in the preceding ten years. The levels of absorption and construction were affected by a shortage of industrial land in Hamden during the late 1970's and the recession in the early 1980's.

Sales

There were 297 industrial sales in Hamilton worth \$43 million during 1984 and the first half of 1985. Hamilton sales represented 71 percent of sales volume in the Region.

#### Land Use Planning Status

Taxes

Average 1985 realty taxes for properties in Hamilton with at least one industrial building ranged between \$0.75 and \$1.54 per square foot of building area. Total property tax, which is the sum of realty and business taxes, averaged between \$1.13 and \$2.18 per square foot. Both total property tax and realty tax generally decline as building area increases.

**FIGURE 2.9**  
AVERAGE 1985 PROPERTY TAX IN HAMILTON  
IN DOLLARS PER SQUARE FOOT





**Stoney Creek**



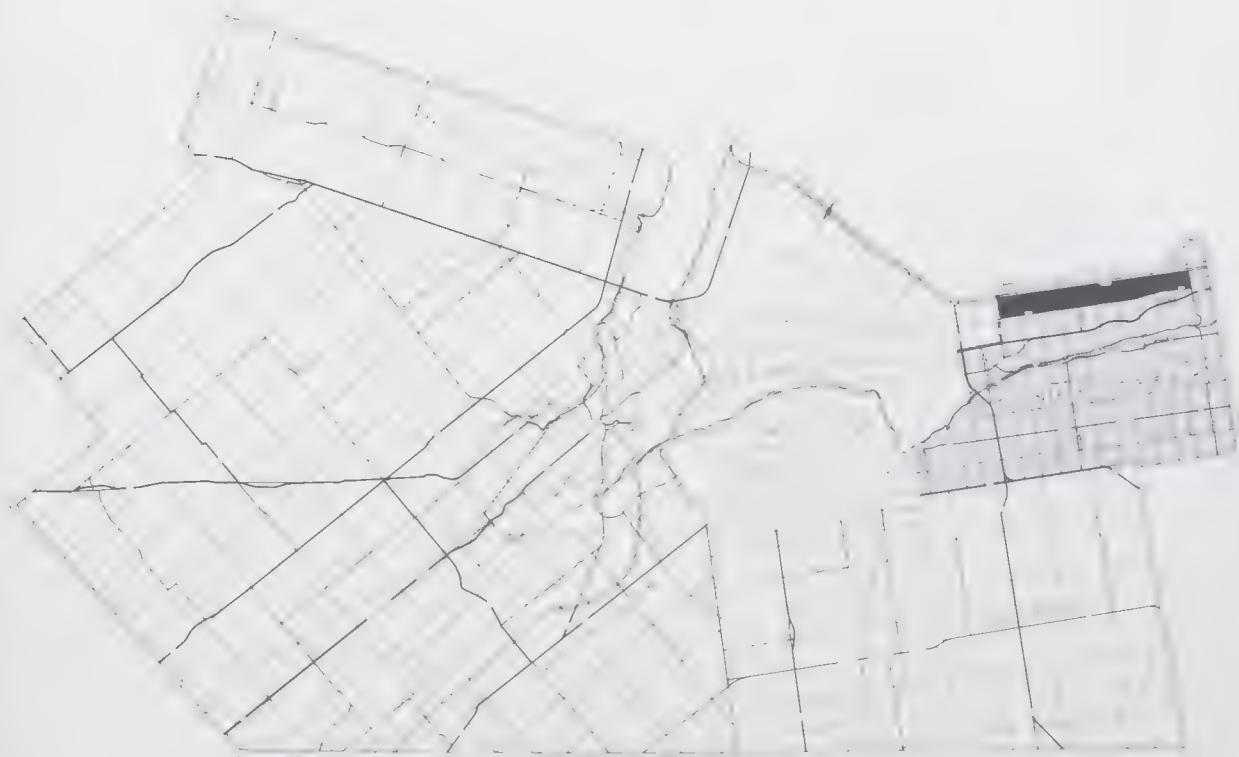
Map No. 3.1  
Hamilton-Wentworth  
Industrial Sector Study

City of Stoney  
Creek

**Major  
Industrial  
Area**

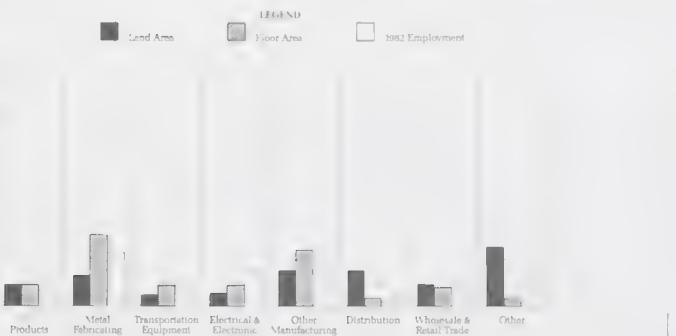
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■ Major industrial area





**FIGURE 3.1**  
CHARACTERISTICS OF  
OCCUPIED INDUSTRIAL LAND - STONEY CREEK  
BY INDUSTRY GROUP



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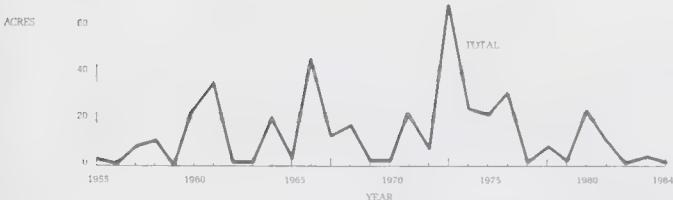
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FIGURE 3.6  
INDUSTRIAL LAND ABSORPTION IN STONEY CREEK  
1955 - 1984



INDUSTRIAL CONSTRUCTION IN STONEY CREEK  
1955 - 1984

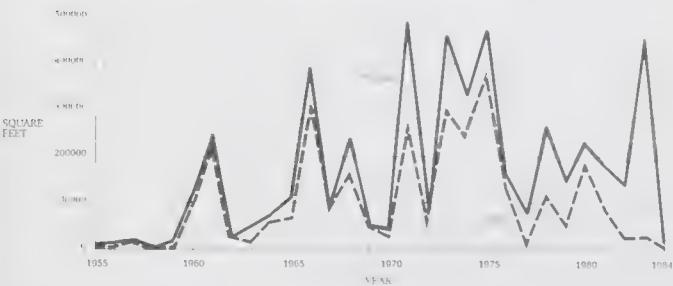


FIGURE 3.7  
INDUSTRIAL SALES  
IN STONEY CREEK BY QUARTER  
(JANUARY 1984 - JUNE 1985)

Year	Quarter	No.	Dollar Volume
1984	1	6	\$17,400
	2	10	89,500
	3	11	198,427
	4	11	101,050
1985	1	6	\$351,777
	2	15	219,394

FIGURE 3.8  
LAND USE PLANNING STATUS  
STONEY CREEK

Status	Acres
Industrial Zoning	1625
Industrial Designation	487
Non-Industrial	169
Total	2281

## PROFILE 3 STONEY CREEK (Continued)

### Industrial Land Absorption and Construction

Industrial land absorption in Stoney Creek averaged 10 acres per year between 1955 and 1964, 21 acres per year between 1965 and 1974, and 10 acres per year between 1975 and 1984. Absorption was highest in the mid-seventies, with 70 acres absorbed in 1974 and more than 20 acres absorbed in each of the next three years.

Construction in Stoney Creek has averaged 167,000 square feet per year since 1955. Between 1971 and 1975, construction exceeded 450,000 square feet in three of the five years. Four hundred and fifty six thousand square feet of industrial floor space was constructed in 1983, with additions accounting for 94 percent of the total. Additions have accounted for more building space than new construction in each of the last eight years except for 1980.

### Sales

During 1984 and the first half of 1985 there were 73 industrial sales in Stoney Creek worth almost \$10.5 million.

### Land Use Planning Status

Stoney Creek has 1,625 acres of industrially-zoned land. An additional 490 acres of land are designated for industrial use, but are not currently zoned industrial.

### Taxes

In 1985 property taxes for properties with one or more industrial buildings ranged from \$1.12 to \$4.33 per square foot. The realty tax component varies between \$0.74 and \$3.57.

FIGURE 3.9  
AVERAGE 1985 PROPERTY TAX IN STONEY CREEK  
IN DOLLARS PER SQUARE FOOT



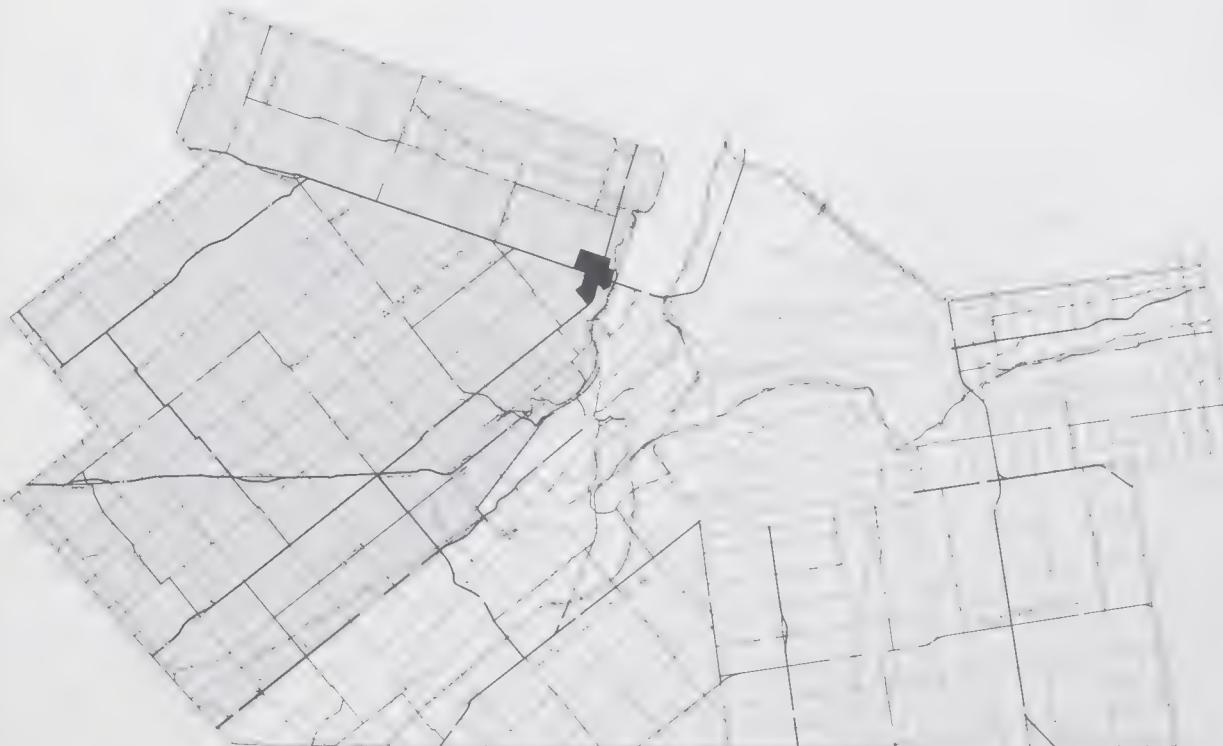


Map No. 4.1  
Hamilton-Wentworth  
Industrial Sector Study

Town of  
Flamborough  
**Major  
Industrial  
Area**

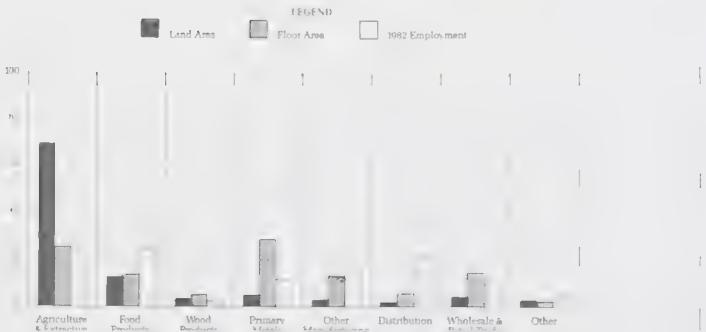
Legend

■ Major industrial area





**FIGURE 4.1**  
CHARACTERISTICS OF  
OCCUPIED INDUSTRIAL LAND - FLAMBOROUGH  
BY INDUSTRY GROUP



**FIGURE 4.2**  
CHARACTERISTICS OF  
OCCUPIED INDUSTRIAL LAND — FLAMBOROUGH  
BY TYPE OF INDUSTRY

Industry	Land Area (Acres)	Floor Area (Square feet)	Employment 1982
Agriculture & Forestry	199	169,960	490
Food products	33	29,492	10
Wood products	0	3129	5
Primary metals	52	215,642	124
Metal fabricating	9	14,653	13
Machinery (except electrical)	0	4,450	0
Transportation equipment	2	14,891	20
Non-metallic minerals	16	5753	135
Other manufacturing	4	55,260	0
Construction	27	15,800	44
Transportation	14	18,650	197
Storage & warehousing	3	20,944	37
Wholesale	34	97,498	8
Retail	11	20,875	90
Other services	1	1230	1
Total	1187	810,272	1110

**FIGURE 4.3**  
INDUSTRIAL PROPERTIES AND BUILDING STATISTICS  
FLAMBOROUGH

	Properties (Acres)	Buildings (Square feet)
Land Area	1187	810,272
Average	1	73,660
50 Percent Below	37.2	5730
50 Percent Below	3.7	1636
25 Percent Below	1.06	434

**FIGURE 4.4**  
OCCUPIED INDUSTRIAL LAND  
FLAMBOROUGH  
BY SIZE CLASS

Size Class	Properties		Buildings		Coverage Total Floor Area Round Floor Area
	Number	Percent	Number	Percent	
Under 1 acre	1	100.0	144	100.0	2,4
1.0-2.5 acres	0	0.0	0	0.0	0
2.6-5.0 acres	0	0.0	0	0.0	0
5.1-10.0 acres	0	0.0	0	0.0	0
10.1-20.0 acres	0	0.0	0	0.0	0
20.1-50.0 acres	0	0.0	0	0.0	0
Over 50 acres	0	0.0	0	0.0	0

## PROFILE 4 FLAMBOROUGH

### Capsule Description

The Town of Flamborough contains 187 square miles (120,000 acres) and with the exception of the Waterdown urban area is predominantly rural land. There are also sixteen rural settlements scattered throughout Flamborough. The assessed population in 1985 was 25,441.

Industrial uses occupy 1,200 acres of land containing 810,000 square feet of building space. In 1982, industrial employment in the Town was over 1,100 people. The major industrial uses are extractive, food products, and primary metals industries.

### Industrial Structure

The major industrial employer in Flamborough is the food products industry which occupies 13 percent of the land area, 22 percent of the building area and 16 percent of the industrial employment.

The food products industry is the largest industrial employer and occupies the second largest amount of industrial land. Food products industries make up 13 percent of the land area, 14 percent of the building area and 22 percent of the employment.

The primary metals industry has the most industrial floor space. This industry accounts for 27 percent of the building area and 11 percent of the employment, but only 4 percent of the land area.

### Occupied Industrial Land

Flamborough has 57 occupied industrial properties. The median property size is 3.7 acres. There are 17 properties greater than 20 acres in size.

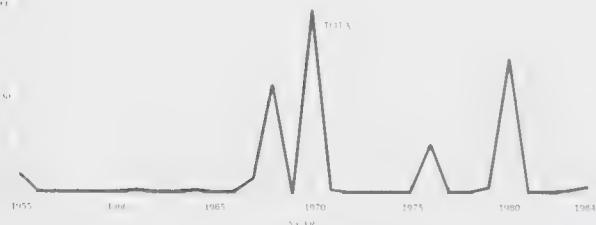
The 144 industrial buildings in Flamborough total 810,000 square feet in floor area. The majority of the buildings are small. The median building size is less than 1,700 square feet, and 90 percent of the buildings are less than 11,500 square feet in size.

**FIGURE 4.5**  
NUMBER OF INDUSTRIAL PROPERTIES — FLAMBOROUGH  
BY INDUSTRY BY SIZE CLASS

Industry	Under 1 acre	1.0-2.5 acres	2.6-5.0 acres	5.1-10.0 acres	10.1-20.0 acres	20.1-50.0 acres	Over 50 Acres
Agriculture & construction	1	12.5	—	—	1	18.7	2, 23.2
Food products	1	12.5	1	7.1	1	18.7	2, 23.0
Furniture products	1	12.5	—	—	1	18.7	1, 12.5
Primary metals	—	—	1	10.0	1	50.0	1, 12.5
Metal fabricating	—	—	2	20.0	—	—	—
Transportation equipment	—	—	1	7.1	1	10.0	—
Other manufacturing	1	12.5	2	14.3	—	—	—
Construction	—	—	1	7.1	—	1	18.7
Transportation	—	—	—	—	1	18.7	—
Storage & warehousing	1	12.5	1	7.1	2	20.0	1, 18.7
Wholesale	—	—	1	7.1	1	10.0	1, 18.7
Retail	2	23.0	—	—	1	18.7	1, 50.0
Other services	1	12.5	—	—	1	18.7	1, 12.5
Non-industrial	1	12.5	5	35.7	1	10.0	1, 22.2



FIGURE 4.6  
INDUSTRIAL LAND ABSORPTION IN FLAMBOROUGH  
1955 - 1984



INDUSTRIAL CONSTRUCTION IN FLAMBOROUGH  
1955 - 1984

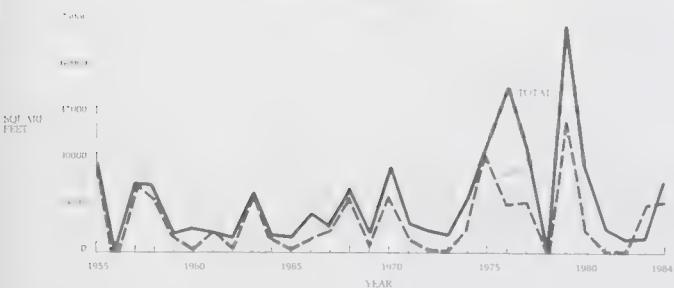


FIGURE 4.7  
INDUSTRIAL SALES  
IN FLAMBOROUGH BY QUARTER  
JANUARY 1984 - JUNE 1985

Year	Quarter	No.	Dollar Volume
1984	1	-	-
	2	-	265500
	3	-	1111212
	4	-	464207
Total		3	1800729
Avg.		600	600243
Std Dev.		500	500200

FIGURE 4.8  
LAND-USE PLANNING STATUS  
FLAMBOROUGH

Status	Acres
Industrial Zoning	1851
Industrial Designation	1418
Non-Industrial	615
Total	3888

## PROFILE 4 FLAMBOROUGH (Continued)

Building coverage ranges from 0.3 percent to 32 percent. Properties under one acre have the highest coverage and properties over 50 acres have the lowest coverage. The average coverage for all industrial properties in Flamborough is 7.4 percent, reflecting the importance of extractive industries.

### Industrial Land Absorption and Construction

Industrial land absorption between 1955 and 1985 totalled 466 acres. In the last decade, absorption has averaged 17 acres per year.

Since 1955, more than 513,000 square feet of floor space has been built. New construction accounts for 62 percent of the total floor area. The most construction in a single year was 73,000 square feet in 1979.

### Sales

Between January 1984 and June 1985 there were 14 industrial sales in Flamborough worth almost \$3.2 million.

### Land Use Planning Status

Flamborough has 1,850 acres of industrially zoned land. An additional 1,420 acres of land are designated for industrial use, but are not currently zoned industrial.

### Taxes

The realty portion of industrial property taxes varies between \$0.26 and \$1.55 per square foot of floor space. Total property taxes, which include both the realty and business components, range from \$0.42 to \$2.11 per square foot.

FIGURE 4.9  
AVERAGE 1985 PROPERTY TAX IN FLAMBOROUGH  
IN DOLLARS PER SQUARE FOOT

Floor Area	Realty Tax	Business Tax	Total Tax
1000 - 5000 Square Feet			
5001 - 10000 Square Feet			
10000 - 20000 Square Feet			
20000 - 30000 Square Feet			
30000 - 50000 Square Feet			
50000 - 100000 Square Feet			
Over 100000 Square Feet			



## Town of Dundas **Major Industrial Areas**

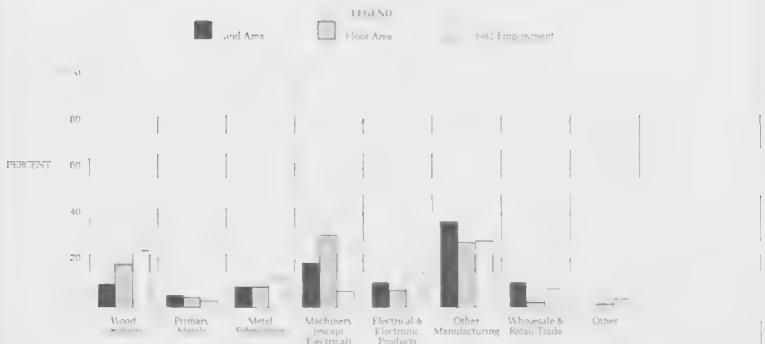
### Legend

■ Major industrial areas





**FIGURE 5.1**  
CHARACTERISTICS OF  
OCCUPIED INDUSTRIAL LAND - DUNDAS  
BY INDUSTRY GROUP



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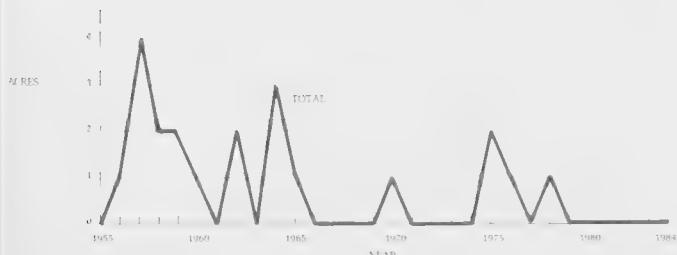
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FIGURE 5.6  
INDUSTRIAL LAND ABSORPTION IN DUNDAS  
1955 - 1984



INDUSTRIAL CONSTRUCTION IN DUNDAS  
1955 - 1984

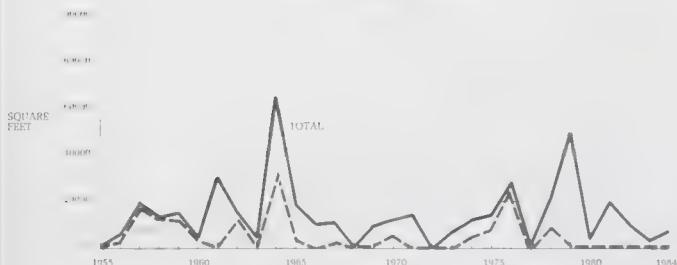


FIGURE 5.7  
INDUSTRIAL SALES  
IN DUNDAS BY QUARTER  
JANUARY 1984 - JUNE 1985

Year	Quarter	No.	Dollar Volume
1984	1		
	2		
	3		
	4		
1985	1	6	6,000
	2	1	1,200
	3	1	1,200
	4	1	1,200

FIGURE 5.8  
LAND-USE PLANNING STATUS  
DUNDAS

Status	Acres
Industrial Zoning	462
Industrial Designation	104
Non-Industrial	4
Total	570

## PROFILE 5 DUNDAS (Continued)

### Industrial Land Absorption and Construction

Dundas has an established industrial base and little developable industrial land. Consequently, industrial land absorption in the last three decades has totalled only 21 acres — less than one acre per year.

Since 1955, approximately 441,000 square feet of industrial floor area has been built. Additions have accounted for 65 percent of the total floor space constructed since 1955, and all of the floor space constructed since 1979.

### Sales

During 1984 and the first half of 1985, there were 19 industrial sales totalling almost \$2.1 million.

### Land Use Planning Status

Dundas has 462 acres of industrially-zoned land and an additional 104 acres that are designated for industrial use, but are not currently zoned industrial.

### Taxes

The realty portion of property taxes ranged from \$0.50 to \$0.77 per square foot for properties with one or more industrial buildings. Total property tax, which is the sum of realty and business taxes, averaged between \$0.66 and \$1.23.

FIGURE 5.9  
AVERAGE 1985 PROPERTY TAX IN DUNDAS  
IN DOLLARS PER SQUARE FOOT

Floor Area	Realty Tax	Business Tax	Total Tax
1000 - 5000 Square Feet	0.50	0.18	0.68
5000 - 10000 Square Feet	0.66	0.32	0.98
10000 - 20000 Square Feet	0.59	0.32	0.91
20000 - 30000 Square Feet	0.75	0.42	1.17
30000 - 50000 Square Feet	0.77	0.46	1.23
Over 100000 Square Feet	0.54	0.31	0.86



Map No. 6.1  
Hamilton-Wentworth  
Industrial Sector Study

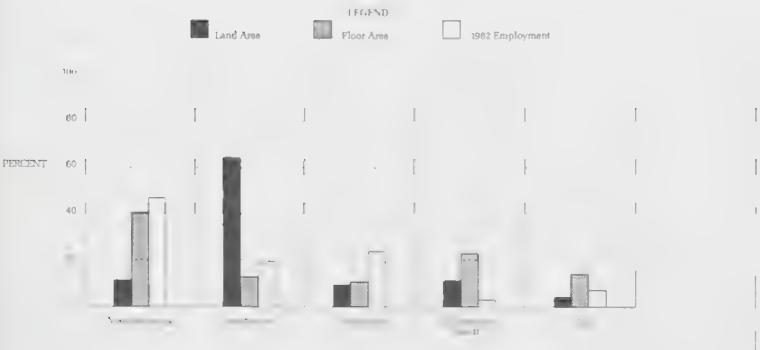
Town of Ancaster  
**Major  
Industrial  
Areas**

Legend  
■ Major industrial areas





**FIGURE 6.1**  
**CHARACTERISTICS OF  
 OCCUPIED INDUSTRIAL LAND - ANCASTER  
 BY INDUSTRY GROUP**



**FIGURE 6.2**  
CHARACTERISTICS OF  
OCCUPIED INDUSTRIAL LAND — ANCASTER  
SYSTEM OF SURVEY

Industry	Land Area (Acres)	Four Years Ago		Employment (1982)
		Square Feet	Employees	
Agriculture & extractive	0	1835	0	
Wood products	0	1760	0	
Furniture products	0	50	0	
Primary metals	1	1315	4	11
Metal fabricating	2	16,390	1	11
Machinery (except electrical)	3	20,668	0	
Electrical & electronic products	0	2775	0	
Scientific & professional equipment	0	592	0	
Construction	34	14761	20	102
Storage & warehousing	5	11940	0	24
Wholesale	5	22905	1	1
Retail	1	3290	0	
Business services	2	14168	0	
Other services	0	0	7	7
Total	53	115815	102	102

**FIGURE 6.3**  
**INDUSTRIAL PROPERTIES AND BUILDING STATISTICS**  
**ANCASTER**

	Properties ( <sup>1</sup> units)	Buildings ( <sup>2</sup> square feet)
Largest	✓ ✓	655.8
Average	✓ ✓	152.75
90 Percent Below	10.7	12.310
75 Percent Below	3.5	3.583
50 Percent Below	1.5	1.680
25 Percent Below	1.0	

**FIGURE 64**  
OCCUPIED INDUSTRIAL LAND  
ANCASTER  
1950-1960

Size Class	Properties		Buildings		Coverage	
	Number	Percent	Number	Percent	Total Floor Area	Ground Floor Area
Under 1 acre	4	—	—	—	—	—
1.0-2.5 acres	8	—	—	—	—	—
2.5-5.0 acres	4	—	—	—	—	—
5.0-10.0 acres	—	—	—	—	—	—
10.0-20.0 acres	—	—	—	—	—	—
20.0+ acres	—	—	—	—	—	—
	13	100.0	19	100.0	9.6	0.4

PROFILE 6  
ANGASTER

### Capsule Description

The Town of Ancaster contains 69 square miles (44,000 acres). The majority of the Town is rural with urban development centered around what was the original Village. Additional urban development is occurring in the area east of Highway 403 around Mohawk Road. The 1985 assessed population was 16,542. Industrial uses occupy 53 acres of land and employ approximately 100 people. Future growth is expected in the Ancaster and Mohawk Industrial Business Parks, where approximately 690 acres of land are available for development.

## Industrial Structure

Manufacturing industries account for 11 percent of the occupied industrial land, 41 percent of the building space, and 47 percent of the industrial employment.

The construction category accounts for the most occupied land, while wholesaling has the most building area at almost 23,000 square feet. The storage and warehousing industry has 24 percent of the 102 industrial employees in Ancaster in 1982.

### Occupied Industrial Land

Land parcels less than 5 acres in size.

**There are 19 industrial buildings in the city.**

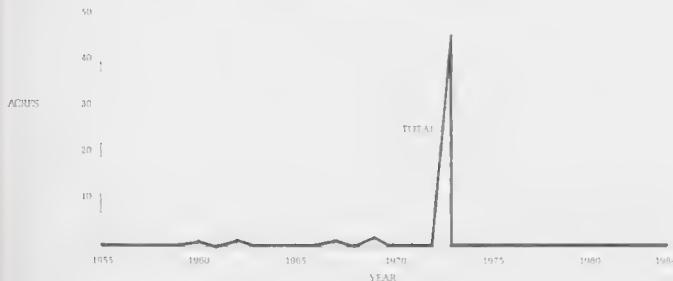
The average building coverage for industrial properties in Ancaster is 9.8 percent. Properties in the 1 to 2.5 acre category have the highest coverage at 16.2 percent

**FIGURE 6.5**  
**NUMBER OF INDUSTRIAL PROPERTIES — ANCASTER**

	By Sales Volume										
	1 to 2.5 Ages		2.6 to 4.0 Ages		4.1 to 10.0 Ages		10.1 to 20.0 Ages		20.1 to 50.0 Ages		Over 50 Ages
Industry	No.	%	No.	%	No.	%	No.	%	No.	%	No.
Primary metals	1	25.0									
Metal fabricating			1	20.0							
Electrical & electronic products			1	20.0							
Construction					1	50.0					
Storage & warehousing	1	25.0							1	100.0	
Wholesalers			1	20.0			1	50.0			
Business services			1	20.0							
Manufacturing	2	50.0			1	20.0					



FIGURE 6.6  
INDUSTRIAL LAND ABSORPTION IN ANCASTER  
1955 - 1984



INDUSTRIAL CONSTRUCTION IN ANCASTER  
1955 - 1984

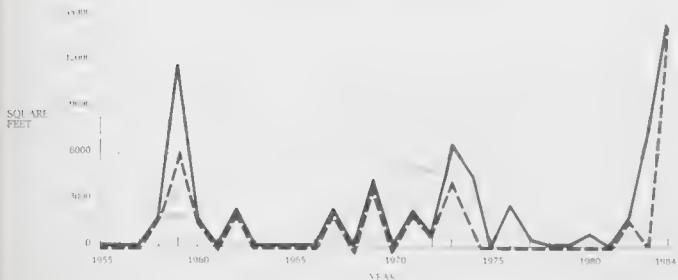


FIGURE 6.7  
INDUSTRIAL SALES  
IN ANCASTER BY QUARTER  
JANUARY 1984 - JUNE 1985

Year	Quarter	No.	Dollar Volume
1984	4		
1985	1		85000
	2		118000

FIGURE 6.8  
LAND USE PLANNING STATUS  
ANCASTER

Status	Acres
Industrial Zoning	387
Industrial Designation	735
Non-Industrial	165
Total	1287

## PROFILE 6 ANCASTER (Continued)

### Industrial Land Absorption and Construction

Between 1955 and 1984, approximately 64,000 square feet of industrial floor space was constructed. In 1973, a 3,900 square foot building was constructed on a 4.6 acre parcel of land. No more than 2 acres have been absorbed in any other year.

### Sales

During the last quarter of 1984 and the first half of 1985, there were 6 industrial sales totalling \$272,000.

### Land Use Planning Status

There are 387 acres of zoned industrial land in Ancaster. In addition, there are 735 acres of designated industrial land that are not currently zoned for industry.

### Taxes

In 1985, total property taxes for properties with at least one industrial building were between \$0.60 and \$0.99 per square foot of floor space. The realty portion ranged between \$0.38 and \$0.80 per square foot.

FIGURE 6.9  
AVERAGE 1985 PROPERTY TAX IN ANCASTER  
IN DOLLARS PER SQUARE FOOT

Floor Area	Realty Tax	Business Tax	Total Tax
1000 - 5000 Square Feet	\$ 0.60	\$ 0.19	\$ 0.79
5000 - 10000 Square Feet	\$ 0.38	\$ 0.23	\$ 0.61
10000 - 20000 Square Feet	\$ 0.50	\$ 0.30	\$ 0.80
20000 - 30000 Square Feet	\$ 0.52	\$ 0.16	\$ 0.68



## Town of Glanbrook Major Industrial Areas

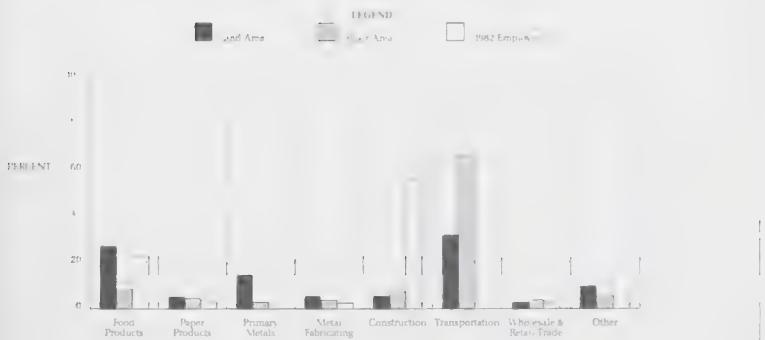
### Legend

■ Major industrial areas





**FIGURE 7.1**  
CHARACTERISTICS OF  
OCCUPIED INDUSTRIAL LAND - GLANBROOK  
BY INDUSTRY GROUP



20

PERCENT

40

60

80

100

120

140

160

180

200

220

240

260

280

300

320

340

360

380

400

420

440

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580

600

620

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660

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700

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760

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840

860

880

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920

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1000

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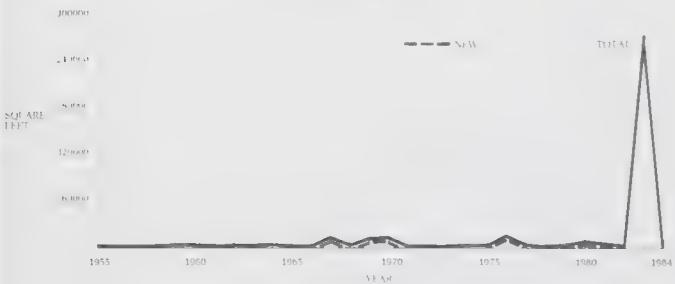
6320



**FIGURE 76**  
INDUSTRIAL LAND ABSORPTION IN GLANBROOK  
1955 - 1984



INDUSTRIAL CONSTRUCTION IN GLANBROOK  
1955 - 1984



**FIGURE 77**  
INDUSTRIAL SALES  
IN GLANBROOK BY QUARTER  
JANUARY 1984 - JUNE 1985

Year	Quarter	No.	Dollar Volume
1984	1	2000	
	2	114900	
	3	114980	
	4	250000	

**FIGURE 78**  
LAND USE PLANNING STATUS  
GLANBROOK

Status	Acres
Industrial Zoning	1158
Industrial Designation	928
Non-Industrial	48
Total	2134

## PROFILE 7 GLANBROOK (Continued)

### Industrial Land Absorption and Construction

Fifty-one acres of industrial land have been absorbed in Glanbrook in the last ten years. Almost two-thirds of this was the Mountain Transit Centre build in 1984.

Approximately 314,000 square feet of industrial floor space has been built in the last ten years, with space added in every year except 1978 and 1984. New construction contributed 95 percent of the total, although there were additions in all years except 1976, 1978 and 1984.

### Sales

During 1984 and the first half of 1985 sixteen industrial sales closed with a dollar volume of over \$1.6 million. These sales include both developed and undeveloped industrial properties.

### Land Use Planning Status

Glanbrook has 2,100 acres of land with an industrial designation in the Hamilton-Wentworth Official Plan, an industrial designation in the Glanbrook Official Plan, an industrial zoning, or some combination of these.

### Taxes

The realty portion of industrial property taxes varies between \$0.45 and \$1.19 per square foot. Total property taxes, which include both the realty and business components, range between \$0.62 and \$1.54 per square foot. As the building area on a property increases, taxes per square foot decline until the "over 100,000" square foot size class is reached.

**FIGURE 79**  
AVERAGE 1985 PROPERTY TAX IN GLANBROOK  
IN DOLLARS PER SQUARE FOOT

Floor Area	Realty Tax	Business Tax	Total Tax
1000 - 5000 Square Feet	0.60	0.23	0.84
5000 - 10000 Square Feet	0.45	0.18	0.62
10000 - 20000 Square Feet	0.37	0.26	1.13
Over 100000 Square Feet	-	-	-



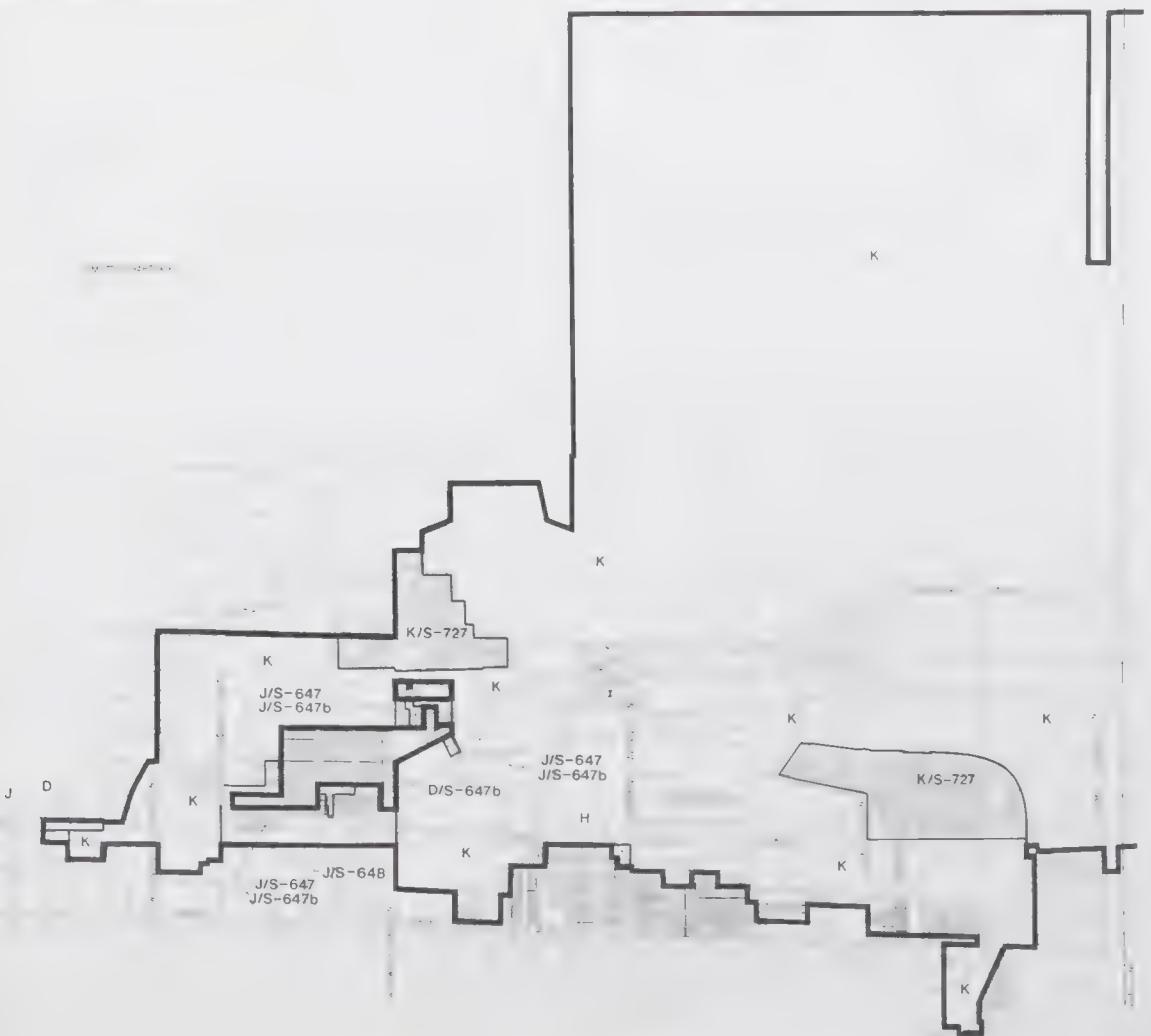
Map No. 8.5  
Hamilton-Wentworth  
Industrial Sector Study

Bayfront Industrial  
Area — West  
Zoning

Legend

- [K] Heavy industrial
- [J] Light industrial
- [H] Commercial
- [D] Residential

Note: A Zoning followed by a dash indicates a mixed zoning area.



NOT TO SCALE



**Map No. 8.6**  
**Hamilton-Wentworth  
Industrial Sector Study**

## **Bayfront Industrial Area — East Zoning**

### **Legend**

- [K] Heavy industrial
- [J] Light industrial
- [H] Commercial
- [C] Residential
- [G-3] Public parking lots
- [AA] Agricultural

No. 6

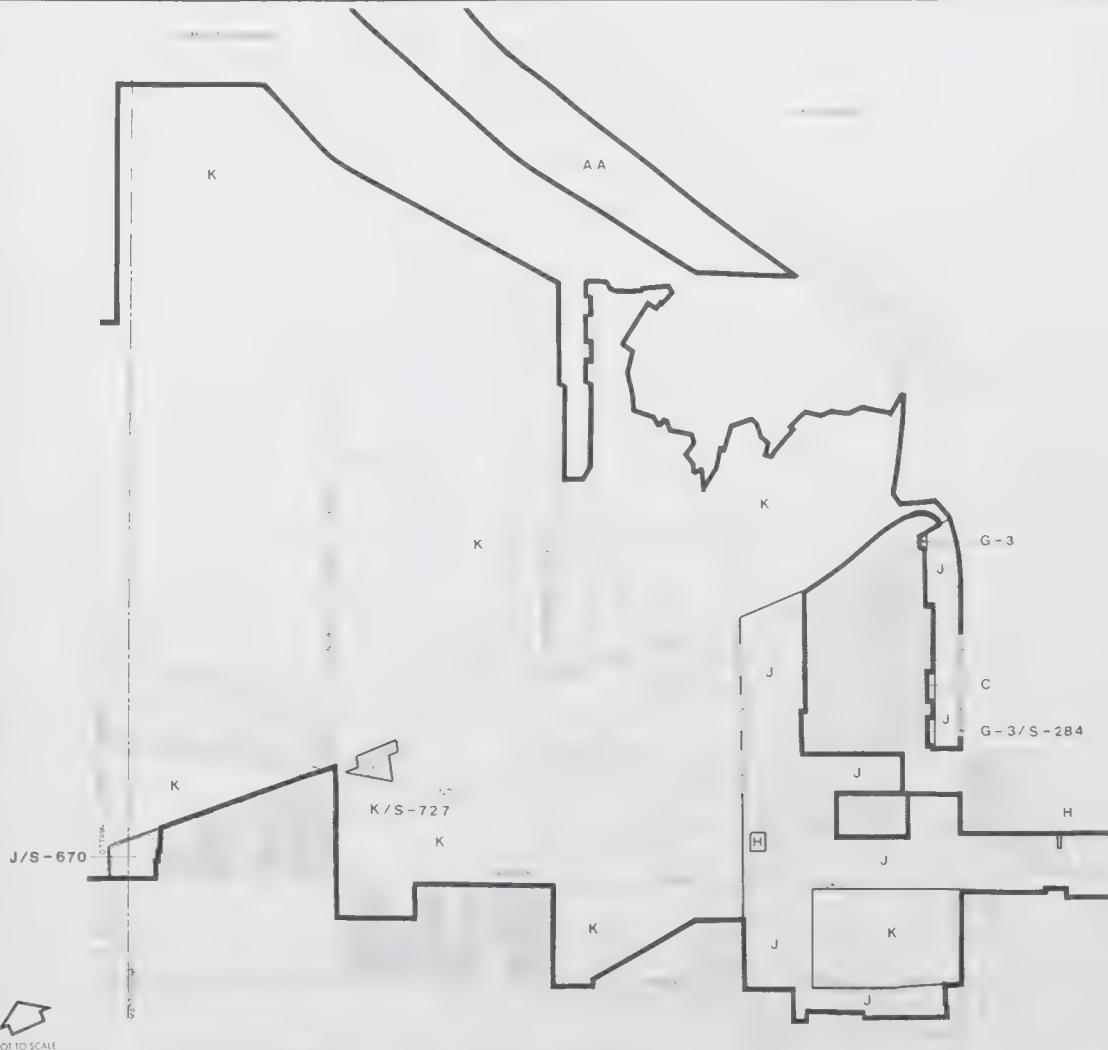
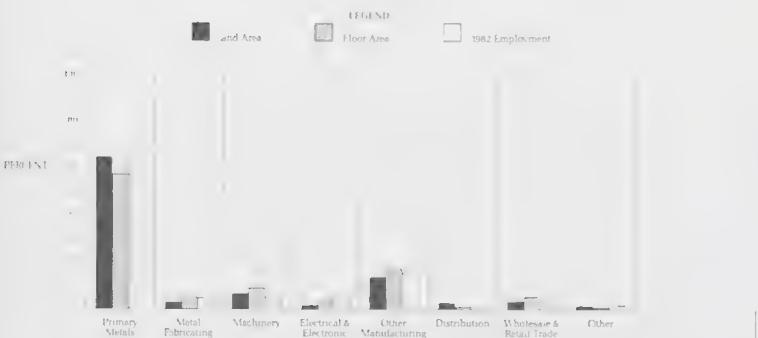




FIG. 1 RE. 81

## CHARACTERISTICS OF OCCUPIED INDUSTRIAL LAND - BAYERONTE INDUSTRIAL AREA BY INDUSTRY GROUP



**FIGURE 8.2**  
CHARACTERISTICS OF  
OCCUPIED INDUSTRIAL LAND — BAYFRONT INDUSTRIAL AREA  
BY TYPE OF INDUSTRY

Industry	Land Area (Acres)	Floor Area (Square Feet)	Employment (1982)
Food products	13	520695	44
Drugs & medicine products	9	115017	286
Automobile products	44	105000	255
Plastic products	0	1823	66
Leather products	5	131959	6
Textiles	5	179745	20
Clothing products	1	100094	100
Wood products	0	15507	—
Chemical products	1	119166	3
Aper products	10	44828	66
Printing & publishing	10	216489	45
Metal products	1451	1912538	2800
Fabricating	78	2102350	196
Machinery (except electrical)	170	2952491	214
Electrical equipment	51	110000	100
Electrical & electronic products	40	1104382	250
Non-metallic minerals	65	971073	89
Refined petroleum & coal	20	100410	110
Chemical products	60	1000723	117
Basic chemical manufacturing	1	2777	—
Food product manufacture	21	69502	47
Transportations	64	134207	36
Storage & warehousing	5	32222	21
Communication & other utility	7	11266	4
Housewares	68	271263	74
Business services	20	134648	100
Finance & insurance & real estate	0	1649	—
Business services	3	59962	10
Health & social services	0	3823	1
Other services	5	65129	—
Total	2281	3285067	4442

**FIGURE 8.3**  
**INDUSTRIAL PROPERTIES AND BUILDING STATISTICS**  
**BAY FRONT INDUSTRIAL AREA**

	Properties (Acres)	Buildings (square feet)
Largest	919.8	1341,497
Average	—	—
90 Percent Below	9.0	5,161?
75 Percent Below	2.8	11,798
50 Percent Below	0.62	2,496
25 Percent Below	0.20	.655

**FIGURE 8.4**  
OCCUPIED INDUSTRIAL LAND  
BAY FRONT INDUSTRIAL AREA  
TULSA, OKLAHOMA

Size Class	Properties		Buildings		Coverage	
	Number	Percent	Number	Percent	Total Floor Area	Ground Floor Area
1 acre or less	206	63.6	147	14.5	72.4	60.9
1.5-2.5 acres	34	10.5	46	4.5	49.5	30.1
2.5-5.0 acres	24	7.4	38	3.8	47.7	34.2
5.0-10.0 acres	30	9.3	85	8.4	32.5	28.0
10.0-20.0 acres	15	4.6	290	59.6	23.5	54.2
20.0+ acres						
GRAND TOTALS	320	100.0	320	100.0	600.0	463.3

## PROFILE 8 BAYFRONT INDUSTRIAL AREA

### Capsule Description

The 3,200 acre Bayfront industrial complex is the heart of industrial activity in the Region of Hamilton-Wentworth and the City of Hamilton. It contains 41 percent of the occupied industrial land in Hamilton-Wentworth, 67 percent of the industrial floor space and 67 percent of the development on industrial land. Corporate manufacturing giants such as Stelco, Dofasco, Westinghouse, Firestone and Pricor and Gamble form the nucleus of the area.

## Industrial Structure

The primary metals industry is much larger than any other industry in the Bayfront, occupying almost 1,500 acres of land and 19 million square feet of floor space. The next largest industry is the machinery industry, which occupies 170 acres of land and 3 million square feet of floor space. Other manufacturing industries with more than one million square feet of floor space include metal fabricating, electrical and electronic products, rubber products and chemical products.

#### Occupied Industrial Land

The Bayfront has 324 industrial properties on 2,400 acres. There are five properties over 50 acres: the largest is 920 acres. Four of the five are in the primary metals industry. The other is in the machinery industry. The median property area is 0.62 acres and 75 percent of the properties are less than 2.8 acres. Many of the industrial uses on small properties have economic linkages to larger firms in the Bayfront.

The Bayfront has over 1,000 industrial buildings, ranging in area from less than 100 square feet to almost 35 million square feet. Sixty-nine percent of the buildings are on properties larger than 10 acres.

The average coverage based on total floor area is 60 percent. It decreases to 49 percent when calculated on a ground floor area basis, indicating the presence of numerous multi-storey buildings. The highest coverages are on properties of less than one acre and between 10 and 20 acres. Coverages in the Bayfront are higher than all other industrial areas, in the Region, except for North Hamilton.

**FIGURE 8.5**  
NUMBER OF INDUSTRIAL PROPERTIES — BAYFRONT INDUSTRIAL AREA  
BY INDUSTRY  
BY CLASS

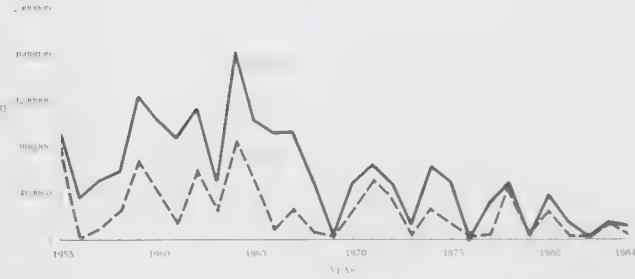
	By Size Class											
	1 acre or Less		1.0 - 2.5 Acres		2.5 - 5.0 Acres		5.0 - 10.0 Acres		10.0 - 20.0 Acres		20.0 - 50.0 Acres	
% of Total	No.	%	No.	%	No.	%	No.	%	No.	%	No.	No.
Food products	9	4.4	3	8.8	1	4.2			1	6.7		
Beverage products	1	0.5										
Chemical products	1	0.5										
Leather products	4	2.0			1	4.2						
Textiles			1	2.9	1	4.2						
Clothing products					1	4.2						
Wood products	2	1.0					1	3.3				
Furniture products	1	0.5										
Paper products	3	1.5	1	2.9	3	12.5	1	3.3	1	3.3		
Printing & publishing	3	1.5										
Metallic metals	13	6.1	2	5.9	4	16.7	7	23.3	6	40.0	2	20.0
Metal fabricating	20	10.1	4	11.8	2	8.3	5	16.7	1	6.7		
Machinery (except electrical)	6	3.4			2	8.3	1	3.3			1	10.0
Transportation equipment	7	3.4	2	5.9							1	10.0
Electrical & electronic products	2	1.0	2	5.9	1	4.2			1	6.7	1	10.0
Non-metallic minerals	4	2.0	1	2.9			3	10.0	1	6.7		
Refined petroleum & coal					1	4.2						
Chemical products	5	2.4	1	2.9	2	8.3	2	6.7	2	13.3		
Plastics products	3	1.5										
Construction	27	13.2	2	5.9					1	6.7		
Transportation	10	4.9	4	11.8	1	4.2						
Storage & warehousing	6	2.9	2	5.9								
Communication & other utility			2	5.9								
Wholesale	7	3.4	5	14.7	1	4.2	5	16.7	1	6.7		
Retail	46	22.4	1	2.9	1	4.2	1	3.3				
Other Services	12	5.9							1	3.3		
Non-industrial	4	2.0	1	2.9	2	8.3	2	6.7	1	6.7		



**FIGURE 8.6**  
INDUSTRIAL LAND ABSORPTION IN BAYFRONT INDUSTRIAL AREA  
1955 - 1984



**INDUSTRIAL CONSTRUCTION IN BAYFRONT INDUSTRIAL AREA**  
1955 - 1984



**FIGURE 8.7**  
INDUSTRIAL SALES  
IN BAYFRONT INDUSTRIAL AREA BY QUARTER  
(ANNUAL) 1984 - JUNE 1985

Year	Quarter	With Buildings			Vacant		
		No.	Sq. Ft.	\$ per Sq. Ft.	No.	Sq. Ft.	\$ per Sq. Ft.
1984	1		297,143		1	20,099,21	
	2		116,0634			1,064,17	
	3		154,123			604,41	
1985	1					16,08411	

**FIGURE 8.8**  
LAND USE PLANNING STATUS  
BAYFRONT INDUSTRIAL AREA

Status	Acres
Industrial Zoning	3216
Industrial Designation	5
Non-Industrial	1
Total	3222

## PROFILE 8 BAYFRONT INDUSTRIAL AREA (Continued)

### Industrial Land Absorption and Construction

The Bayfront was relatively stable during the 1975-1984 decade. Twenty-two acres of industrial land were absorbed per year, compared to 182 acres per year in each of the two previous decades. Industrial construction averaged 215,000 square feet per year from 1975 to 1984, compared to 566,000 and 867,000 square feet per year from 1965 to 1974 and 1955 to 1964 respectively. Net additions contributed 44 percent of total construction from 1975-1984. There was a small reduction in floor space in 1976, as a result of demolitions.

### Sales

Twenty-seven sales of industrial land took place in the Bayfront from the beginning of 1984 to the middle of 1985. Seventeen were sales of industrial land with buildings. Prices were generally in the \$10 - \$15 per square foot range for buildings and varied between \$150,000 and \$366,000 per acre for land.

There were ten sales of vacant land. Five of these occurred in the second quarter of 1985 at an average price of \$19 million per acre.

### Land Use Planning Status

The Bayfront Industrial Area has over 3,200 acres with an industrial planning status, almost all of it zoned industrial.

### Current Land Use

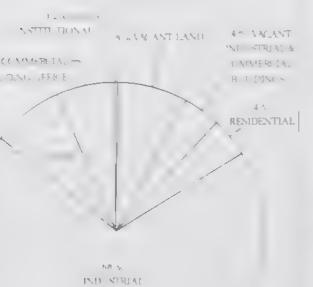
Over two-thirds of the Bayfront Industrial Area is used for industrial purposes. Commercial uses occupy only 7 percent of the land area. Vacant commercial and industrial buildings occupy 4 percent and vacant land occupies 8 percent. The rest is split between the residential and "other" categories.

### Developable Land

The Bayfront has 109 developable properties, 90 percent of which are one acre or less in area. The total area of these properties is 200 acres.

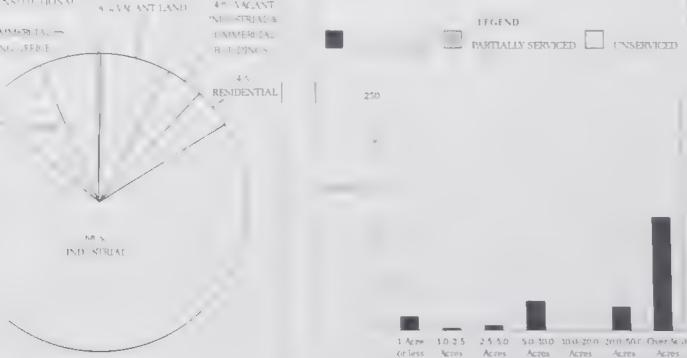
**FIGURE 8.9**

CURRENT LAND USE  
BAYFRONT INDUSTRIAL AREA  
AREA BY LAND USE TYPE



**FIGURE 8.10**

AREA OF DEVELOPABLE LAND  
BAYFRONT INDUSTRIAL AREA  
BY SIZE CLASS  
BY SERVICING STATUS





## **East Hamilton Industrial Area**



**Map No. 9.1**  
**Hamilton-Wentworth  
Industrial Sector Study**

**East Hamilton  
Industrial Area  
Aerial  
Photograph**

Note: Industrial Area is shown in colour.





**Map No. 9.2**  
**Hamilton-Wentworth  
Industrial Sector Study**

## **East Hamilton Industrial Area Land Use**

**Legend**

- Industrial
- Commercial
- Office
- Institutional
- Residential
- Open space and recreation
- Utilities, transportation facilities and major parking lots
- Land with vacant industrial and commercial buildings
- Vacant and agricultural
- Municipal Boundary





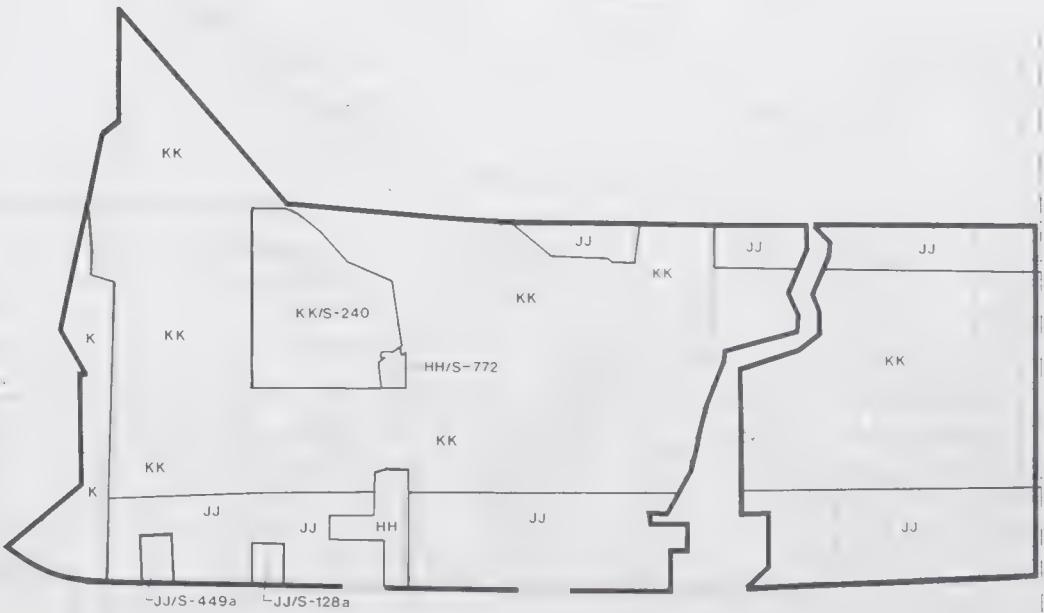
Map No. 9.3  
Hamilton-Wentworth  
Industrial Sector Study

## East Hamilton Industrial Area Zoning

### Legend

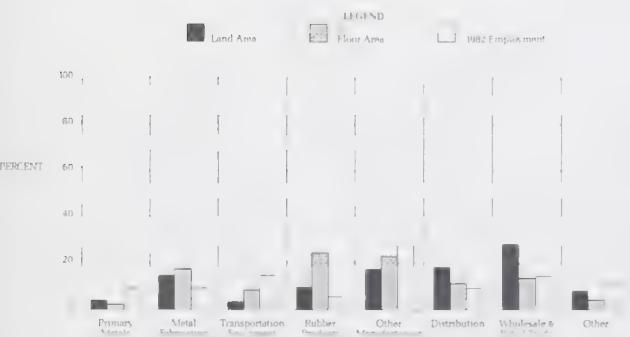
- [KK] Restricted heavy industrial
- [K] Heavy industrial
- [JJ] Restricted light industrial
- [HH] Restricted commercial
- Municipal Boundary

North





**FIGURE 9.1**  
CHARACTERISTICS OF  
OCCUPIED INDUSTRIAL LAND  
BY INDUSTRY GROUP



**FIGURE 9.2**  
CHARACTERISTICS OF  
OCCUPIED INDUSTRIAL LAND — EAST HAMILTON INDUSTRIAL AREA  
BY TYPE OF INDUSTRY

Industry	Land Area (Acres)	Floor Area (Square feet)	Coverage
Food products	8	105817	440
Beverage products	1	14600	24
Industrial products	25	83562	222
Plastic products	3	55781	43
Leather products	9	184606	126
Textiles	4	71827	294
Clothing products	2	36000	0
Wood products	1	20126	19
Furniture products	0	7280	8
Paper products	2	11403	45
Printing & publishing	1	30968	59
Primary metals	10	59294	395
Metal fabricating	40	57679	402
Machinery (except electrical)	1	2495	25
Transportation equipment	10	278972	617
Electrical & electronic products	2	18950	31
Non-metallic minerals	10	98380	84
Chemical products	2	4748	31
Scientific & professional equipment	2	31548	35
Office equipment manufacturing	0	2199	0
Construction	6	12024	41
Transportation	27	119758	229
Storage & warehousing	10	143098	80
Communication & other utility	15	106221	61
Wholesale	42	300835	250
Retail	26	161090	342
Finance insurance & real estate	0	0	0
Business services	2	14102	33
Other services	13	94030	411
Total	285	3496858	4302

**FIGURE 9.3**  
INDUSTRIAL PROPERTIES AND BUILDING STATISTICS  
EAST HAMILTON INDUSTRIAL AREA

Industry	Properties (Acres)		Buildings (Square feet)	
	Acreage	Percent	Acreage	Percent
Food products	8	7.8	36557	
Beverage products	1	2.1	18439	
Industrial products	25	3.1	8000	
Plastic products	3	0.86	2012	
Leather products	9			
Textiles	4			
Clothing products	2			
Wood products	1			
Furniture products	0			
Paper products	2			
Printing & publishing	1			
Primary metals	10			
Metal fabricating	40			
Machinery (except electrical)	1			
Transportation equipment	10			
Electrical & electronic products	2			
Non-metallic minerals	10			
Chemical products	2			
Scientific & professional equipment	2			
Office equipment manufacturing	0			
Construction	6			
Transportation	27			
Storage & warehousing	10			
Communication & other utility	15			
Wholesale	42			
Retail	26			
Finance insurance & real estate	0			
Business services	2			
Other services	13			
Total	285			

**FIGURE 9.4**  
OCCUPIED INDUSTRIAL LAND  
EAST HAMILTON INDUSTRIAL AREA  
BY SIZE CLASS

Size Class	Properties		Buildings		Coverage	
	Number	Percent	Number	Percent	Total Floor Area Acres	Ground Floor Area Acres
1 acre or less	43	37.7	41	26.8	39.3	16.6
1.0 - 2.5 acres	45	39.5	49	32.0	27.2	25.0
2.5 - 5.0 acres	6	5.3	5	3.1	21.1	19.7
5.0 - 10.0 acres	0	0	0	0	0	0
10.0 - 20.0 acres	0	0	19	12.4	22.9	21.3
20.0 - 50.0 acres	0	0	2	1.3	12.7	12.7

## PROFILE 9 EAST HAMILTON INDUSTRIAL AREA

### Capsule Description

Creek Industrial Area to the east. It is bounded on the north by the Queen Elizabeth Way and bisected by a Canadian National Railway line. It has 285 acres of occupied industrial land, almost 3,500,000 square feet of industrial floor space and 4,300 employees.

### Industrial Structure

The East Hamilton Industrial Area is one of the most diversified industrial areas in the Region. Rubber products and metal fabricating are the manufacturing industries with the largest land area and floor space. However, the transportation equipment and food products industries provided the most employment in 1982, followed by metal fabricating and primary metals. The distribution industries (transportation, storage and warehousing, communication and other utilities) are also important. They had combined totals of approximately 52 acres, 369,000 square feet, and 370 employees. Wholesale and retail trade on industrial properties accounted for 78 acres, 462,000 square feet and almost 600 employees.

### Occupied Industrial Land

Three-quarters of the area's 114 industrial properties are less than 2 acres. There are 153 industrial buildings.

Industrial properties and buildings both tend to be small. The median property area is 1.2 acres. Twenty-five percent of the properties are less than 0.86 acres. The median building size is 8,000 square feet. Twenty-five percent of the buildings are less than 3,000 square feet.

**FIGURE 9.5**  
NUMBER OF INDUSTRIAL PROPERTIES — EAST HAMILTON INDUSTRIAL AREA  
BY INDUSTRY BY SIZE CLASS

	1 acre or less	1.0 - 2.5 Acres	2.5 - 5.0 Acres	5.0 - 10.0 Acres	10.0 - 20.0 Acres	20.0 - 50.0 Acres	Over 50 Acres
No.	No.	No.	No.	No.	No.	No.	No.
Food products	2	47	4	89			
Beverage products	1	22					
Industrial products	2	47					
Plastic products	1	23	1	22			
Leather products					2	157	
Textiles	1	23	1	22			
Wood products	1	23	1	22			
Furniture products	1	23					
Automobiles			1	22			
Printing & publishing			1	22			
Primary metals	1	23					
Metal fabricating	4	93	4	89			
Machinery (except electrical)	1	23	2	44			
Transportation equipment			2	44			
Electrical & electronic products	1	23	1	22			
Non-metallic minerals					1	167	
Chemical products	1	23	1	22			
Scientific & professional equipment			1	22			
Office equipment manufacturing			3	22			
Construction	3	70	2	44			
Transportation			6	13	1	167	2
Storage & warehousing	1	23	3	67			
Communication & other utility	2	47			2	157	
Wholesale	4	93	7	156	1	167	2
Retail	7	163	2	44	1	167	3
Business services			1	22			
Other services	6	140	4	89			
Non-industrial	3	70			2	333	



FIGURE 9.6  
INDUSTRIAL LAND ABSORPTION IN EAST HAMILTON INDUSTRIAL AREA  
1955 - 1984



INDUSTRIAL CONSTRUCTION IN EAST HAMILTON INDUSTRIAL AREA  
1955 - 1984

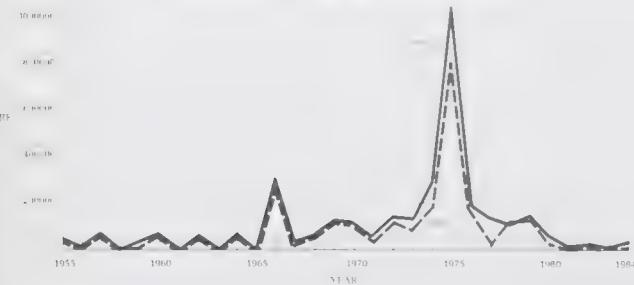


FIGURE 9.7  
SALES OF INDUSTRIAL LAND  
EAST HAMILTON INDUSTRIAL AREA  
LAND WITH INDUSTRIAL BUILDINGS AND VACANT LAND  
JANUARY 1984 - JUNE 1985

Year	Quarter	With Buildings		Vacant		Total
		No.	Sq. Ft.	No.	Sq. Ft.	
1984	1	1	1,000	0	0	1,000
	2	0	0	0	0	0
	3	0	0	0	0	0
	4	0	0	0	0	0
1985	1	0	0	0	0	0

FIGURE 9.8  
LAND USE PLANNING STATUS  
EAST HAMILTON INDUSTRIAL AREA

Status	Acres
Industrial Zoning	490
Industrial Designation	6
Non-Industrial	0
Total	496

## PROFILE 9 EAST HAMILTON INDUSTRIAL AREA (Continued)

### Industrial Land Absorption and Construction

The industrial land absorption rate averaged 6 acres per year from 1975-1984 compared to 11 acres per year in the previous decade. Construction averaged 175,000 square feet per year from 1975-1984, compared to 126,000 in the previous decade. Additions were 2.3 percent of total construction from 1975-1984. Both absorption and construction levels are expected to increase as the Keefer Court subdivision develops.

### Sales

Eight sales of properties with industrial buildings took place during 1984 and the first half of 1985. Prices ranged from \$7 to \$21 per square foot. There were no sales of vacant land.

### Land Use Planning Status

The East Hamilton Industrial Area has close to 500 acres with an industrial planning status, almost all of it zoned industrial.

### Current Land Use

Fifty-six percent of the area is used for industrial purposes and 17 percent is commercial. This mixture reflects the balance and maturity of the area.

An additional 13 percent is vacant land. Six percent is occupied by vacant industrial and commercial buildings.

### Developable Land

The area contains approximately 43 acres of vacant fully serviced land, including the 13 lot Keefer Court subdivision created in 1982. The Keefer Court subdivision is 11 acres, the remainder of the vacant land is scattered throughout the industrial area. Large parcels are still available for development. There are two vacant properties 10 to 20 acres in area and one in the 5 to 10 acre range.

FIGURE 9.9  
CURRENT LAND USE  
EAST HAMILTON INDUSTRIAL AREA  
AREA BY LAND USE TYPE

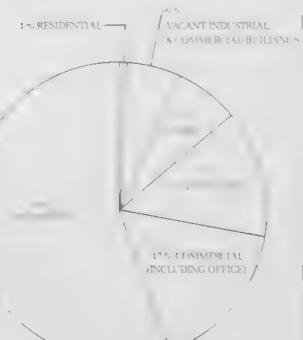
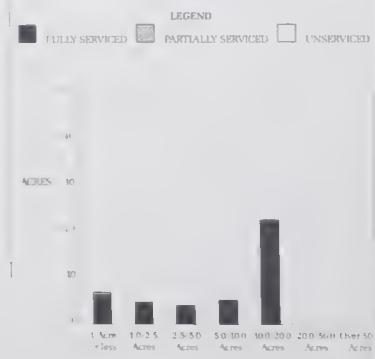


FIGURE 9.10  
AREA OF DEVELOPABLE LAND  
EAST HAMILTON INDUSTRIAL AREA  
BY SIZE CLASS  
BY SERVICING STATUS





Map No. 10.1  
Hamilton-Wentworth  
Industrial Sector Study

Mountain  
Industrial —  
Business Park  
**Aerial  
Photograph**

Note: Industrial — Business Park, Section 10.1



Planning and Development Department  
H.W.D. — Hamilton Region  
1985



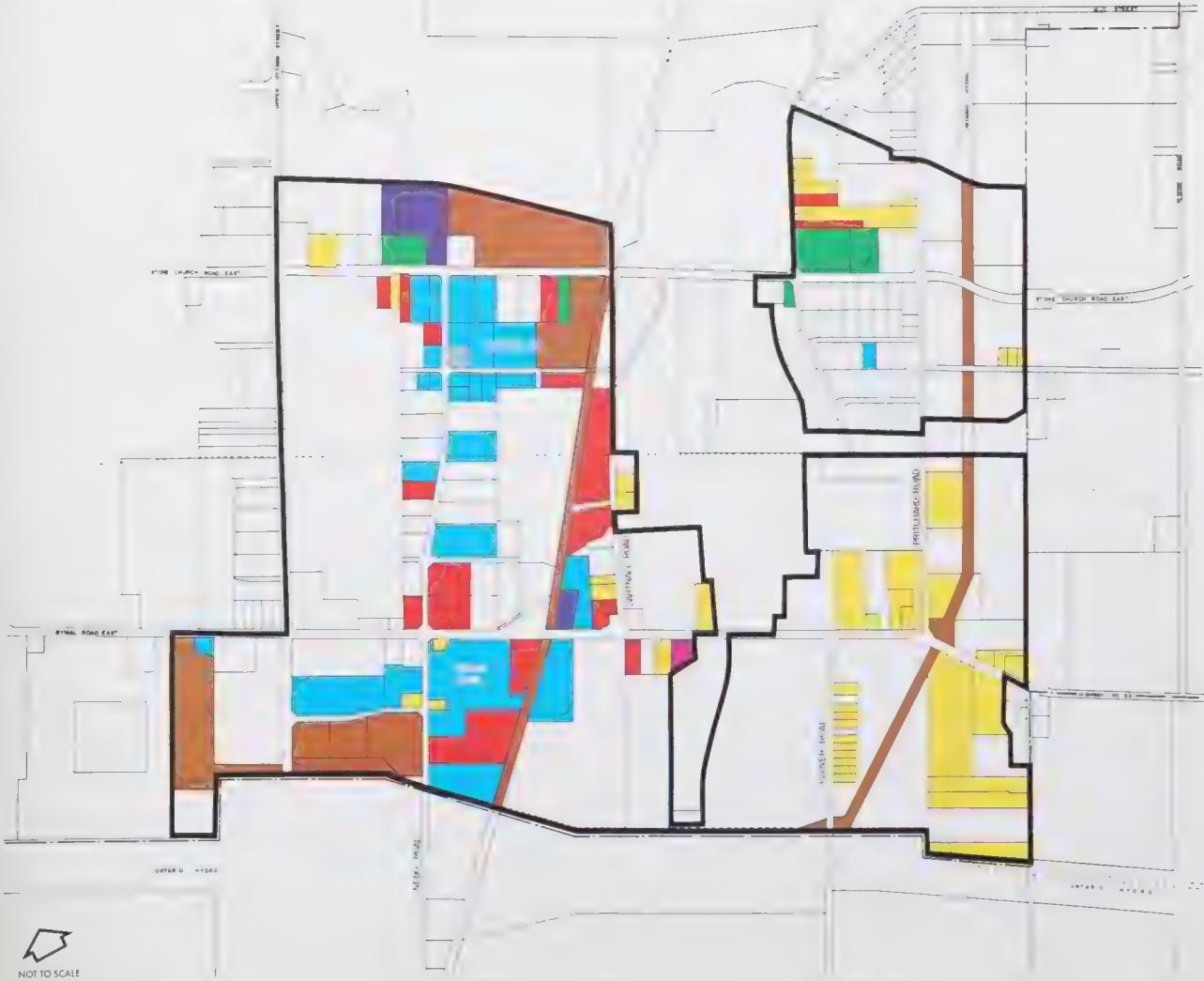
**Map No. 10.2**  
**Hamilton-Wentworth  
Industrial Sector Study**

**Mountain  
Industrial —  
Business Park  
Land Use**

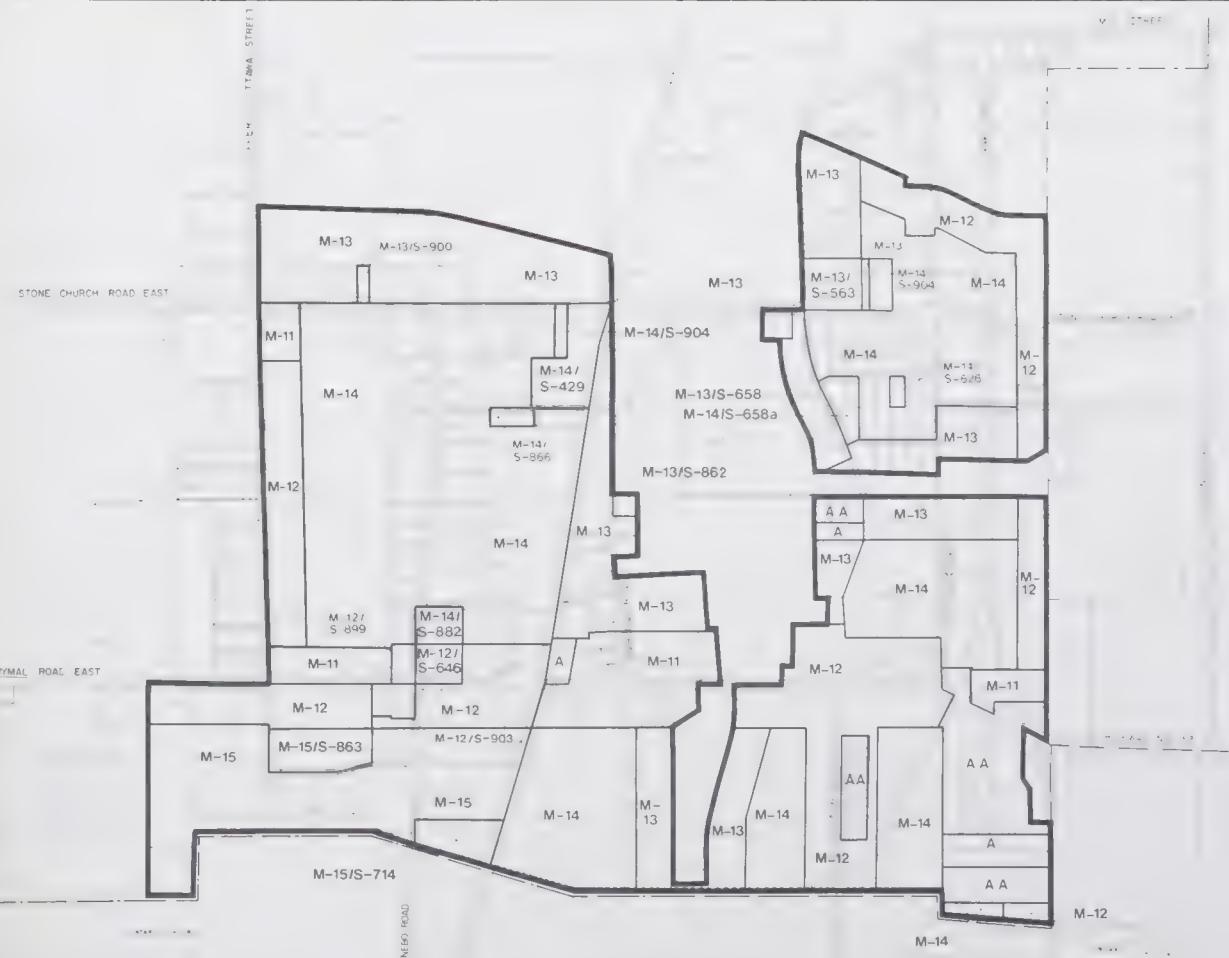
**Legend**

- Industrial
- Commercial
- Office
- Institutional
- Residential
- Open space and recreation
- Utilities, transportation facilities and major parking lots
- Land with vacant industrial and commercial buildings
- Vacant and agricultural
- Municipal Boundary

Planning and Development Department  
Hamilton-Wentworth Region  
January 1980







## Map No. 10.3 Hamilton-Wentworth Industrial Sector Study

# Mountain Industrial — Business Park **Zoning**

## Legend

- M-15** Prestige industrial uses
  - M-14** Prestige industrial uses
  - M-13** Prestige industrial uses
  - M-12** Prestige industrial uses
  - M-11** Prestige industrial uses
  - A** Conservation, open space, park and recreation
  - AA** Agricultural

— — Municipal Boundary

Planning and Development Department  
Hamilton-Wentworth Region



NOT TO SCALE

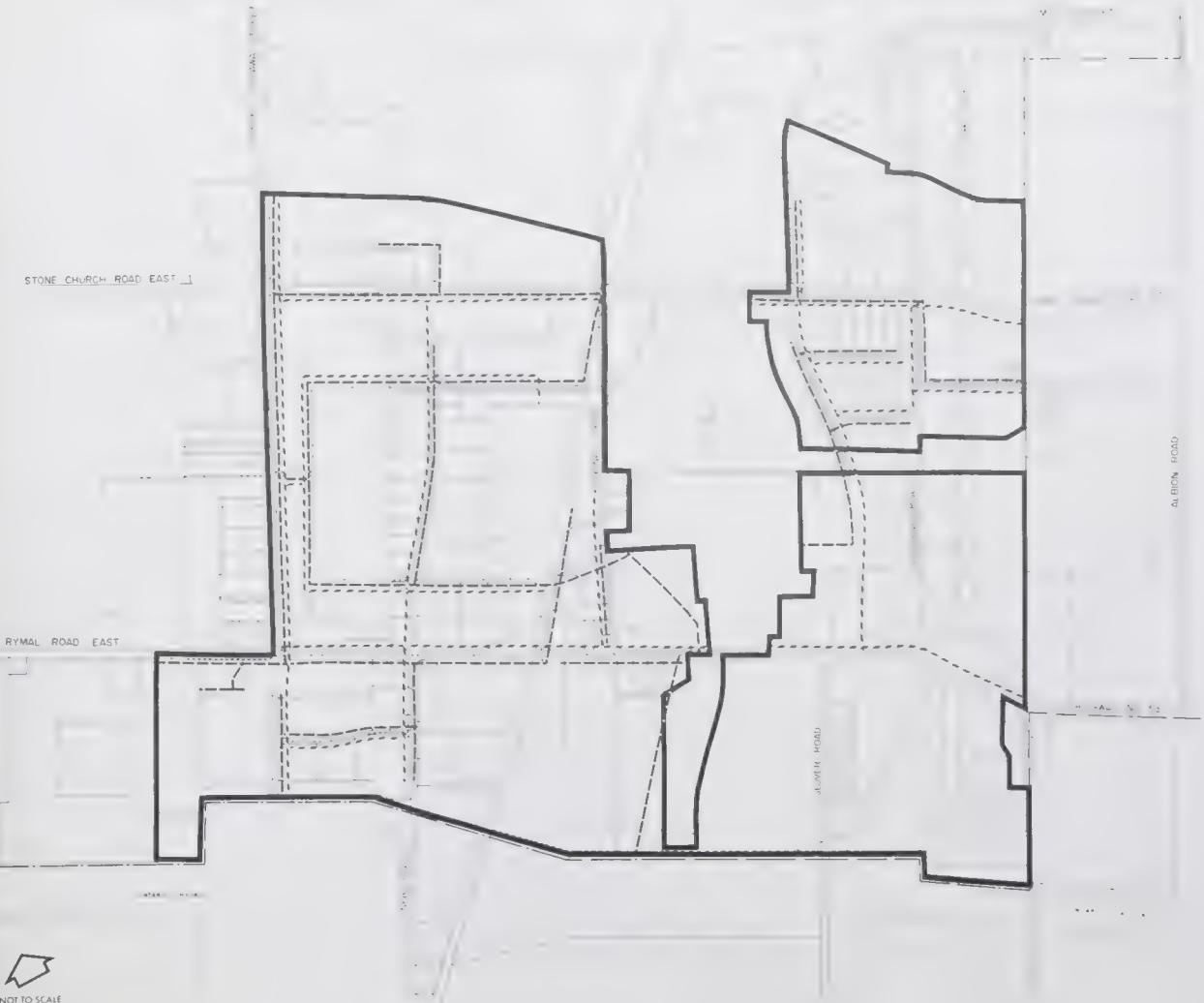


Map No. 10.4  
Hamilton-Wentworth  
Industrial Sector Study

Mountain  
Industrial —  
Business Park  
**Piped  
Services**

Legend

- Water
- Sanitary sewers
- ... Storm sewers
- Municipal Boundary



Planning and Development Department  
Hamilton-Wentworth Region  
January 1986



FIGURE 10.1

CHARACTERISTICS OF  
OCCUPIED INDUSTRIAL LAND —  
MOUNTAIN INDUSTRIAL-BUSINESS PARK  
BY INDUSTRY GROUP

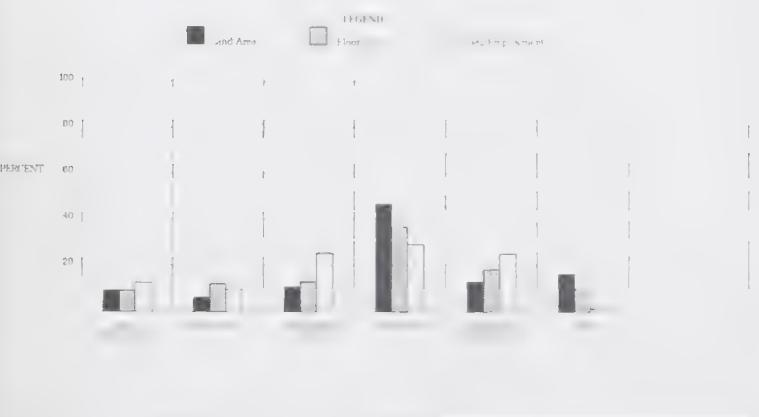


FIGURE 10.2

CHARACTERISTICS OF  
OCCUPIED INDUSTRIAL LAND —  
MOUNTAIN INDUSTRIAL-BUSINESS PARK  
BY TYPE OF INDUSTRY

Industry	Land Area (Acres)	Square Feet	Occupied Space (1982)
Food products	2	17464	0
Metal fabrication	5	32280	87
Machinery (except electrical)	3	44271	62
Non-metallic minerals	6	49572	160
Other manufacturing	1	0	0
Construction	28	130861	198
Transportation	0	0	2
Communication & other utility	7	16702	4
Wholesale	7	60922	142
Retail	1	7124	16
Business services	0	1134	2
Other services	0	0	1
Total	80	373330	674

FIGURE 10.3

INDUSTRIAL PROPERTIES AND BUILDING STATISTICS  
MOUNTAIN INDUSTRIAL-BUSINESS PARK

Industry	Properties (Acres)		Buildings (Square feet)	
	Average	Range	Average	Range
Food products	2.7	1.7 - 7.0	18,528	0 - 34,626
Metal fabrication	5.1	7.0 Percent Below	3,6	26,872
Machinery (except electrical)	3.6	5.0 Percent Below	1.9	10,000
Non-metallic minerals	6.2	2.5 Percent Below	0.97	4,572
Other manufacturing	1.6			
Construction	2.7			
Transportation	1.7			
Communication & other utility	4.4			
Wholesale	142			
Retail	16			
Business services	2			
Other services	1			
Total	27.7		18,528	0 - 34,626

FIGURE 10.4

OCCUPIED INDUSTRIAL LAND  
MOUNTAIN INDUSTRIAL-BUSINESS PARK  
BY SIZE CLASS

Size Class	Properties		Buildings		Coverage	
	Number	Percent	Number	Percent	Total Area	Percent
1.0 to 2.5 acres	2	100.0	22	100.0	2,100	100.0
2.5 to 5.0 acres	0	0	0	0	0	0
5.0 to 10.0 acres	0	0	0	0	0	0
10.0 to 20.0 acres	0	0	0	0	0	0

## PROFILE 10

# MOUNTAIN INDUSTRIAL-BUSINESS PARK

### Capsule Description

The Mountain Industrial-Business Park consists of approximately 670 acres at the southeastern edge of the City of Hamilton. The park has proven attractive to space-extensive industries seeking low land prices. In its initial stage of development, both the Region of Hamilton-Wentworth and the City of Hamilton have developed industrial subdivisions in the park. Choice lots are still available in these subdivisions.

### Industrial Structure

The Mountain Industrial-Business Park is a preferred location for the construction industry. Construction firms occupy 28 acres, have 140,000 square feet of industrial floor space, and provide 200 jobs. There are 21 properties in the Park with construction establishments, including both industrial and non-industrial properties.

The metal fabricating, machinery, non-metallic minerals, and wholesale industries are also important. Each of these industries occupies more than 30,000 square feet of floor space.

### Occupied Industrial Land

The Park has 25 industrial properties and 22 industrial buildings, which means that there are a number of firms operating from non-industrial buildings (e.g., construction firms based in houses).

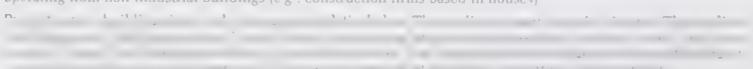


FIGURE 10.5

NUMBER OF INDUSTRIAL PROPERTIES — MOUNTAIN INDUSTRIAL-BUSINESS PARK  
BY INDUSTRY  
BY SIZE CLASS

Industry	1 acre or less		1.0 - 2.5		2.5 - 5.0		5.0 - 10.0		10.0 - 20.0		20.0 - 50.0		Over 50	
	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%
Food products	1	16.7	5	25.0	2	25.0	1	16.7						
Metal fabricating	2	25.0	2	25.0										
Machinery (except electrical)	1	12.5												
Non-metallic minerals	2	33.3												
Other Manufacturing	1	12.5												
Construction	4	50.0	5	62.5	1	16.7								
Transportation	1	12.5												
Communication & other utility														
Wholesale									1	50.0				
Non-industrial	1	12.5							1	50.0				



FIGURE 10.6  
INDUSTRIAL LAND ABSORPTION IN MOUNTAIN INDUSTRIAL-BUSINESS PARK  
1955-1984



INDUSTRIAL CONSTRUCTION IN MOUNTAIN INDUSTRIAL BUSINESS PARK  
1955-1984



FIGURE 10.7  
SALES OF INDUSTRIAL LAND  
MOUNTAIN INDUSTRIAL BUSINESS PARK  
LAND WITH INDUSTRIAL BUILDINGS AND VACANT LAND  
JANUARY 1984-JUNE 1985  
BY QUARTER

Year	Quarter	With Buildings		Vacant	
		No.	\$ per sq. ft.	No.	\$ per acre
1984	2	-	-	-	-
	3	-	-	-	-

FIGURE 10.8  
LAND-USE PLANNING STATUS  
MOUNTAIN INDUSTRIAL-BUSINESS PARK

Status	Acres
Industrial Zoning	73
Industrial Designation	0
Non-Industrial	0
Total	670

## PROFILE 10 MOUNTAIN INDUSTRIAL-BUSINESS PARK (Continued)

### Industrial Land Absorption and Construction

Thirty acres of land have been absorbed by industrial uses in the Mountain Industrial-Business Park during the last ten years. Two hundred and seventy-six thousand square feet of industrial floor space have been constructed in the same period. Twenty-three percent of this space consists of net additions to existing industrial buildings. More than twice as much industrial land was absorbed during the 1975-1984 period as during the 1965-1974 period. Construction was more than four times greater for the same period.

### Sales

There were two sales of industrial land with buildings in the Park during the third quarter of 1984, averaging \$30 per square foot of building area and \$359,000 per acre of land.

Three sales of vacant land occurred between the beginning of the second quarter of 1984 and the end of the second quarter of 1985. Prices fluctuated significantly, ranging from under \$10,000 per acre to almost \$40,000 per acre.

### Land Use Planning Status

The Mountain Industrial-Business Park has 670 acres with an industrial planning status, almost 600 of which are zoned industrial.

### Servicing

Map 104 shows that services are available to most of the park, including the subdivisions developed by the Region and the City. Further servicing is expected to proceed under the Local Improvement Act, in accordance with normal Regional practice.

### Current Land Use

Almost two-thirds of the park is vacant or agricultural land. No other land use, including industrial, has more than an 11 percent share of the total area. The park has attracted non-industrial as well as industrial uses. It contains twelve commercial and four recreational properties.

### Developable Land

The park has over 400 acres of vacant developable land, 260 acres of which are fully serviced. Another 100 acres of vacant land have water services, but not sanitary sewers.

FIGURE 10.9  
CURRENT LAND USE  
MOUNTAIN INDUSTRIAL-BUSINESS PARK  
AREA BY LAND USE TYPE

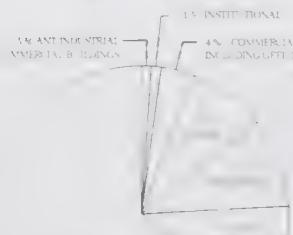
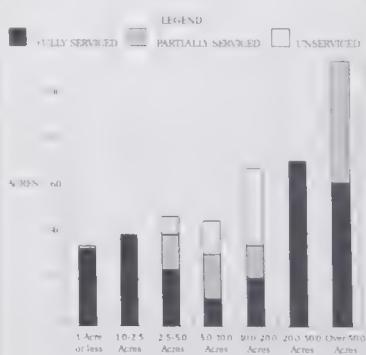


FIGURE 10.10  
AREA OF DEVELOPABLE LAND  
MOUNTAIN INDUSTRIAL-BUSINESS PARK  
BY SIZE CLASS  
BY SERVICING STATUS





**North Hamilton  
Industrial Area**





Map No. 11.1  
Hamilton-Wentworth  
Industrial Sector Study

North Hamilton  
Industrial Area  
**Aerial  
Photograph**

Note: Industrial Area is shown in color.

Planning Department  
Hamilton-Wentworth Region  
Ontario, Canada







Map No. 11.1  
Hamilton-Wentworth  
Industrial Sector Study

**North Hamilton  
Industrial Area  
Aerial  
Photograph**

Note: Scale 1:25,000



## Map No. 11.2 Hamilton-Wentworth Industrial Sector Study

## North Hamilton Industrial Area **Land Use**

### Legend

- Industrial
  - Commercial
  - Office
  - Institutional
  - Residential
  - Open space and recreation
  - Utilities, transportation facilities and major parking lots
  - Land with vacant industrial and commercial buildings
  - Vacant and agricultural

Planning and Development Department  
Hamilton Wentworth Region

NOT TO SCALE



Map No. 11.3  
Hamilton-Wentworth  
Industrial Sector Study

## North Hamilton Industrial Area Zoning

Legend

 Heavy industrial

Note



NOT TO SCALE



**FIGURE 11.1**  
**CHARACTERISTICS OF  
 THE NORTH HAMILTON INDUSTRIAL AREA  
 BY INDUSTRY GROUP**

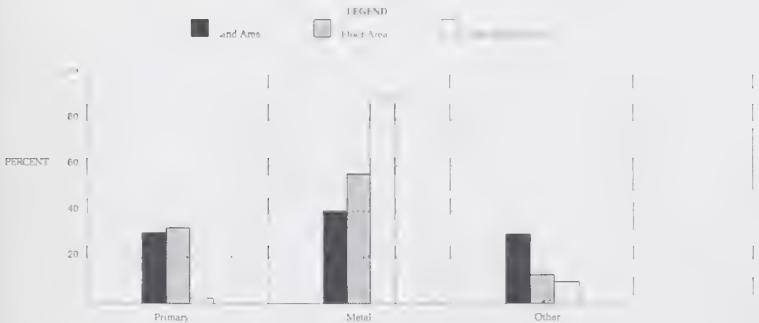


FIGURE 11.2  
CHARACTERISTICS OF  
OCCUPIED INDUSTRIAL LAND — NORTH HAMILTON INDUSTRIAL AREA  
BY TYPE OF INDUSTRY

Industry	Land Area (Acres) <sup>1</sup>	Floor Area (Square Feet) <sup>2</sup>	Employment (1982)
Food products	0	0	4
Primary metals	3	68600	1
Metal fabricating	4	154000	203
Non-metallic minerals	0	21785	0
Wholesale	3	1142.1	17
Retail	0	0	3
Total	19	272919	228

**FIGURE 11.3**  
**INDUSTRIAL PROPERTIES AND BUILDING STATISTICS**  
**NORTH HAMILTON INDUSTRIAL AREA**

	Properties (Acres)	Buildings (Square feet)
Largest	4.0	14,816
Average	~ 1.0	~ 3,000
Percent Below	2.0	19,603
75 Percent Below	0.75	15,914
50 Percent Below	0.57	15,000
25 Percent Below	0.37	15,200

FIGURE 11-4  
OCCUPIED INDUSTRIAL LAND  
NORTH HAMILTON INDUSTRIAL AREA  
BY SIZE CLASS

Size Class	Properties		Buildings		Coverage	
	Number	Percent	Number	Percent	Total Floor Area	Ground Floor Area
1 acre or less	1	1	711	0	01	0
1-2.5 acres	2	14.3	8	53.3	75.9	66.8
2.5-5.0 acres	14	130.0	5	310.0	83.3	55.5

## PROFILE 11 NORTH HAMILTON INDUSTRIAL AREA

### Capsule Description

The North Hamilton Industrial Area is a small long established industrial area of 71 acres at the northern edge of Hamilton, west of the Bayfront Industrial Area. It is bounded by a Canadian National Railway yard and Hamilton Harbour to the north and west, and residential development to the south and east. These boundaries have constrained the growth of the area. North Hamilton contains some of the oldest and most highly concentrated industrial development in Hamilton-Wentworth.

## Industrial Structure

The primary metals and metal fabricating industries are the most important industries in the area, although the Canadian National Railway yard has 73 percent of the land. These two industries occupy 7 of the 10 acres of industrial land (excluding the railway), have 245,000 of the 278,000 square feet of floor space, and provide 207 of the 227 jobs. Most of the other industrial establishments are auto wrecking firms.

The railway properties contain 5 additional industrial establishments. 3 in the primary metals industry, and 2 in storage and warehousing. The primary metals establishments have approximately 81,000 square feet of industrial floor space, and the storage and warehousing establishments have approximately 7,100 square feet of industrial floor space.

#### Occupied Industrial Land

There are 14 parcels of land in the study area which contain residential buildings. The largest is 4.0 acres; the median is 0.27 acres. Eleven of the 14 properties are one acre or less.

The industrial buildings also tend to be small, but coverages are high. The largest building is 142,000 square feet; the median is 5,900 square feet. The average building coverage is 65 percent, highest among the industrial areas in Hamilton-Wentworth. Eight of the 15 buildings are on the 2 properties between 2.5 and 5 acres.

FIGURE 11.5  
NUMBER OF INDUSTRIAL PROPERTIES — NORTH HAMILTON INDUSTRIAL AREA

Industry	1 acre or Less	1.0 - 2.5 Acres	2.5 - 5.0 Acres	5.0 - 10.0 Acres	10.0 - 20.0 Acres	20.0 - 50.0 Acres	Over 50 Acres
Food products	1 9 1	No	No	No	No	No	No
Primary metals			1 50 0				
Metal fabricating	1 9 1		1 50 0				
Non-metallic minerals	1 9 1						
Wholesale	7 63 5	1 100 0					



FIGURE 11.6

N. HAMILTON INDUSTRIAL AREA  
INDUSTRIAL CONSTRUCTION SURVEY 1955-1984

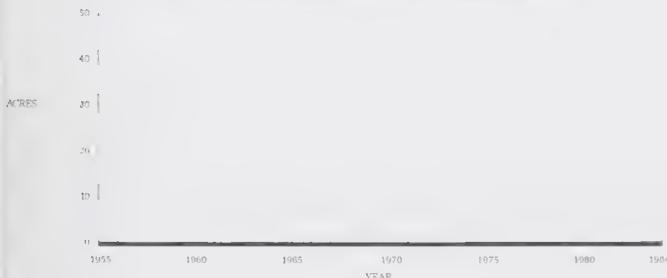
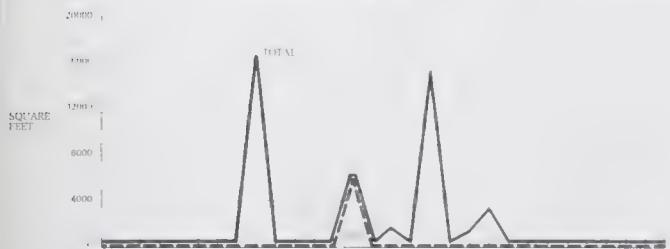
INDUSTRIAL CONSTRUCTION IN NORTH HAMILTON INDUSTRIAL AREA  
1955-1984

FIGURE 11.7

SALES OF INDUSTRIAL LAND  
IN NORTHERN HAMILTON INDUSTRIAL AREA  
BY QUARTER  
JANUARY 1984-JUNE 1985

Year	Quarter	With Buildings		Vacant	
		No.	Sq. Ft.	No.	Sq. Ft.
1985	1	1	0	0	0

FIGURE 11.8

LAND USE PLANNING STATUS  
NORTH HAMILTON INDUSTRIAL AREA

Status	Acres
Industrial Zoning	71
Industrial Designation	0
Non-Industrial	0
Total	71

## PROFILE 11

### NORTH HAMILTON INDUSTRIAL AREA

(Continued)

#### Industrial Land Absorption and Construction

The North Hamilton Industrial Area has remained stable during the 30 years from 1955 to 1984. Forty-four thousand square feet of floor space has been constructed in the North Hamilton Industrial Area since 1955, excluding the railway properties. Additions to existing buildings account for 64 percent of construction. Another 39,000 square feet of industrial floor space has been constructed on the railway properties since 1955. 75 percent of it additions

#### Sales

The Canon property sold in the first quarter of 1985 at a price of \$329,000 per acre.

#### Land Use Planning Status

The entire North Hamilton Industrial Area is zoned industrial.

#### Current Land Use

The 52 acre C.N.R. yard is the dominant use in the area. Industrial uses occupy 11 acres, which is 16 percent of the total. Residential uses occupy 2.3 acres, which is 3 percent of the total. The Canon building, presently vacant as a result of its sale to Hamilton Iron and Metal Works and Philip Enterprises, occupies 6 percent of the area. All other uses occupy less than one acre.

#### Developable Land

There is almost no vacant developable land in this intensely developed industrial area.

FIGURE 11.9  
CURRENT LAND USE  
NORTH HAMILTON INDUSTRIAL AREA  
AREA BY LAND USE TYPE



FIGURE 11.10  
AREA OF DEVELOPABLE LAND  
NORTH HAMILTON INDUSTRIAL AREA  
BY SIZE CLASS  
BY SERVICING STATUS

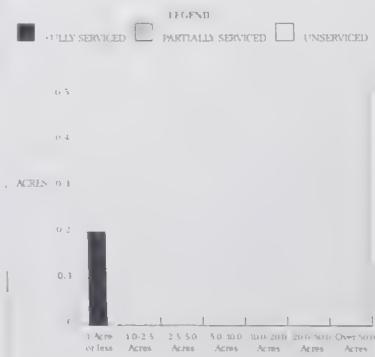


FIGURE 11.8

LAND USE PLANNING STATUS  
NORTH HAMILTON INDUSTRIAL AREA



Map No. 12.1  
Hamilton-Wentworth  
Industrial Sector Study

## West Hamilton Industrial Area Aerial Photograph

Note: East is up. Aerial photograph by



Planning and Development Department  
Hamilton-Wentworth Region  
2010-04-06



Map No. 12.2  
Hamilton-Wentworth  
Industrial Sector Study

## West Hamilton Industrial Area Land Use

### Legend

- Industrial
- Commercial
- Office
- Institutional
- Residential
- Open space and recreation
- Utilities, transportation facilities and major parking lots
- Land with vacant industrial and commercial buildings
- Vacant and agricultural





Map No. 12.3  
Hamilton-Wentworth  
Industrial Sector Study

## West Hamilton Industrial Area Zoning

Legend

- [K] Heavy industrial
- [H] Commercial
- [D] Residential
- [G-3] Public parking lots

Note

Planning and Development Department  
Hamilton-Wentworth Region  
January 1986



NOT TO SCALE



FIGURE 12.1

CHARACTERISTICS OF  
OCCUPIED INDUSTRIAL LAND - WEST HAMILTON INDUSTRIAL AREA  
BY INDUSTRY GROUP

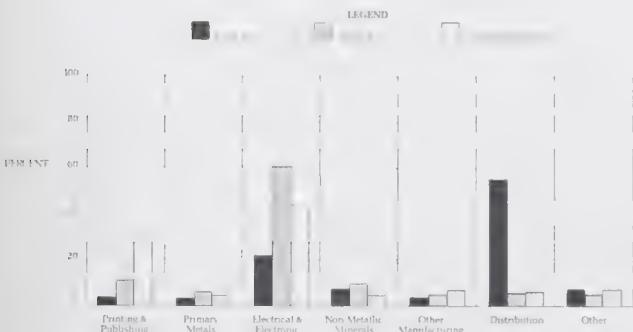


FIGURE 12.2

CHARACTERISTICS OF  
OCCUPIED INDUSTRIAL LAND - WEST HAMILTON INDUSTRIAL AREA  
BY TYPE OF INDUSTRY

Industry	Land Area (Acres)	Floor Area (Square Feet)	Employment (1982)
Textiles	6	10,012	0
Printing & publishing	6	24,014	845
Primary metals	5	14,093	311
Metal fabricating	4	51,233	140
Electric & electronic products	51	144,667	1,254
Non-metallic minerals	17	211,286	119
Refined petroleum & coal	1	25,075	10
Chemical products	1	12,982	35
Scientific & professional equipment	0	12,555	0
Construction	8	39,421	49
Transportation	129	90,153	118
Storage & warehousing	3	33,391	29
Communication & other utility	0	1,280	0
Wholesale	0	9,542	0
Retail	2	9,863	40
Other services	.5	1,978	81
Total	233	237,540	2,881

FIGURE 12.3

INDUSTRIAL PROPERTIES AND BUILDING STATISTICS  
WEST HAMILTON INDUSTRIAL AREA

Properties (Acres)	Buildings (Square feet)	West Hamilton Industrial Area			
		Largest	Average	Median	Smallest
134.6	283,965				
..	..				
25 Percent Below	10.0	190.0	190.0	190.0	10.0
50 Percent Below	8.4	24,627	24,627	24,627	8.4
25 Percent Below	2.5	3,008	3,008	3,008	2.5
	0.88	800	800	800	0.88

FIGURE 12.4

OCCUPIED INDUSTRIAL LAND  
WEST HAMILTON INDUSTRIAL AREA  
BY SIZE CLASS

Size Class	Properties		Buildings		Coverage	
	Number	Percent	Number	Percent	Total	Ground Floor Area
1 acre or less	~	~	~	~	~	~
1.0 - 2.5 acres	5	22.7	10	16.1	21.0	21.1
2.5 - 5.0 acres	2	9.1	8	12.9	5.7	5.4
5.0 - 10.0 acres	4	18.2	13	21.0	61.8	39.1
10.0 - 20.0 acres	4	18.2	25	40.3	48.5	34.6
Over 20 acres	1	4.5	1	1.6	1.3	1.3
	22	100.0	62	100.0	172	126.6

## PROFILE 12

### WEST HAMILTON INDUSTRIAL AREA

#### Capsule Description

The West Hamilton Industrial Area is a 265 acre area of established industrial uses located on the south side of 2900. Over 70 percent of the employment was concentrated in the two most important industries in the area - electrical and electronic products, and printing and publishing.

#### Industrial Structure

The electrical and electronic products industry includes Camco, which manufactures appliances and Westinghouse, Slacan and Lapp Insulator, which manufacture electrical industrial equipment. The industry has almost 1.5 million square feet, 61 percent of the total floor space in the area. Slacan has recently announced plans to relocate.

The printing and publishing industry consists of one firm, The Spectator, which publishes a newspaper serving the Regional market.

#### Occupied Industrial Land

There are 22 industrial properties and 62 industrial buildings in the West Hamilton Industrial Area. The median property area is 2.5 acres, and the median building area is 3,000 square feet. Nine of the 22 properties are larger than 5 acres. These nine properties constitute 85 percent of the total land area. They contain 39 of the 62 buildings.

FIGURE 12.5

NUMBER OF INDUSTRIAL PROPERTIES - WEST HAMILTON INDUSTRIAL AREA  
BY SIZE CLASS

Industries	1 acre or less		1.0 - 2.5 Acres		2.5 - 5.0 Acres		5.0 - 10.0 Acres		10.0 - 20.0 Acres		20.0 - 50.0 Acres		Over 50 Acres	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Textiles	1	25.0	3	75.0	1	25.0	3	75.0	1	25.0	3	75.0	1	25.0
Printing & publishing	1	25.0	3	75.0	1	25.0	3	75.0	1	25.0	3	75.0	1	25.0
Primary metals	1	25.0	3	75.0	1	25.0	3	75.0	1	25.0	3	75.0	1	25.0
Metal fabricating	2	50.0	2	50.0	1	25.0	4	100.0	1	25.0	4	100.0	1	25.0
Electrical & electronic products	1	25.0	4	75.0	1	25.0	4	75.0	1	25.0	4	75.0	1	25.0
Non-metallic minerals	1	25.0	3	75.0	1	25.0	3	75.0	1	25.0	3	75.0	1	25.0
Refined petroleum & coal	1	25.0	3	75.0	1	25.0	3	75.0	1	25.0	3	75.0	1	25.0
Chemical products	1	25.0	3	75.0	1	25.0	3	75.0	1	25.0	3	75.0	1	25.0
Construction	1	25.0	3	75.0	1	25.0	3	75.0	1	25.0	3	75.0	1	25.0
Transportation	1	25.0	3	75.0	1	25.0	3	75.0	1	25.0	3	75.0	1	25.0
Wholesale	2	50.0	2	50.0	1	25.0	4	100.0	1	25.0	4	100.0	1	25.0
Retail	1	25.0	3	75.0	1	25.0	3	75.0	1	25.0	3	75.0	1	25.0
Other services	1	25.0	3	75.0	1	25.0	3	75.0	1	25.0	3	75.0	1	25.0
Non-industrial	1	25.0	3	75.0	1	25.0	3	75.0	1	25.0	3	75.0	1	25.0

1,000



**FIGURE 12.6**  
INDUSTRIAL LAND ABSORPTION IN WEST HAMILTON INDUSTRIAL AREA  
1955 - 1984



**INDUSTRIAL CONSTRUCTION IN WEST HAMILTON INDUSTRIAL AREA**  
1955 - 1984

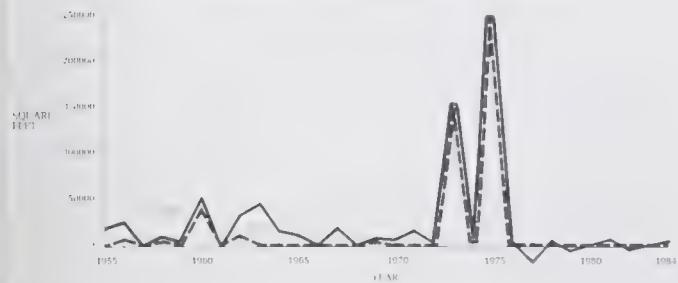


FIGURE 12.7						
STATES OF INDUSTRIAL LAND IN WEST HAMILTON INDUSTRIAL AREA BY QUARTER						
JANUARY 1984 - JUNE 1985						
	With Buildings				Vacant	
Year	No.	Sq. ft.	Sq. ft. per acre	No.	\$ per acre	
1984	3	..	..	..	..	
1984	4	..	..	..	..	
1985	2	..	..	..	..	

**FIGURE 12.8**  
LAND USE PLANNING STATUS  
WEST HAMILTON INDUSTRIAL AREA

Status	Acres
Industrial Zoning	265
Industrial Designation	0
Non-Industrial	0
Total	265

## PROFILE 12 WEST HAMILTON INDUSTRIAL AREA

(Continued)

### Industrial Land Absorption and Construction

Camco constructed a new 156,000 square foot building in 1973. The 250,000 square foot Spectator building was constructed in 1975. Since the mid-seventies, the West Hamilton Industrial Area has been relatively stable. Gains in floor space have occurred in every year since 1955, except for 1977, 1979 and 1982. All changes in floor space since 1976 have been the result of additions to existing buildings or demolitions, except for one small new building in 1984.

### sales

Three sales took place during 1984 and the first half of 1985. One was vacant land, indicating that some new construction may occur. The vacant property sold at a price of \$283,000 per acre. The two occupied properties sold at \$46,000 and \$264,000 per acre.

### Land Use Planning Status

All of the land in the West Hamilton Industrial Area is zoned industrial.

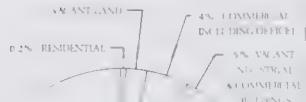
### Current Land Use

Eighty percent of the area is used for industrial purposes. About 5 percent is occupied by vacant industrial and commercial buildings. Another 2 percent is vacant land.

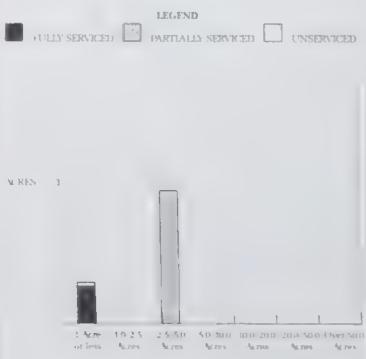
### Developable Land

The area contains 3 vacant properties, totalling 3.8 acres. One 2.9 property makes up the bulk of the vacant land.

**FIGURE 12.9**  
CURRENT LAND USE  
WEST HAMILTON INDUSTRIAL AREA  
AREA BY LAND USE TYPE



**FIGURE 12.10**  
AREA OF DEVELOPABLE LAND  
WEST HAMILTON INDUSTRIAL AREA  
BY SIZE CLASS  
BY SERVICING STATUS





**Stoney Creek  
Industrial Area**



Map No. 13.1  
Hamilton-Wentworth  
Industrial Sector Study

**Stoney Creek  
Industrial Area  
— West  
Aerial  
Photograph**

Note: Industrial Area is shown in color.



Planning and Development Department  
Hamilton-Wentworth Region  
January 1980





Map No. 13.2  
Hamilton-Wentworth  
Industrial Sector Study

**Stoney Creek  
Industrial Area  
— East  
Aerial  
Photograph**

Note: Industrial Area is shown in colour



Planning and Development Department  
Hamilton-Wentworth Region  
June 1980



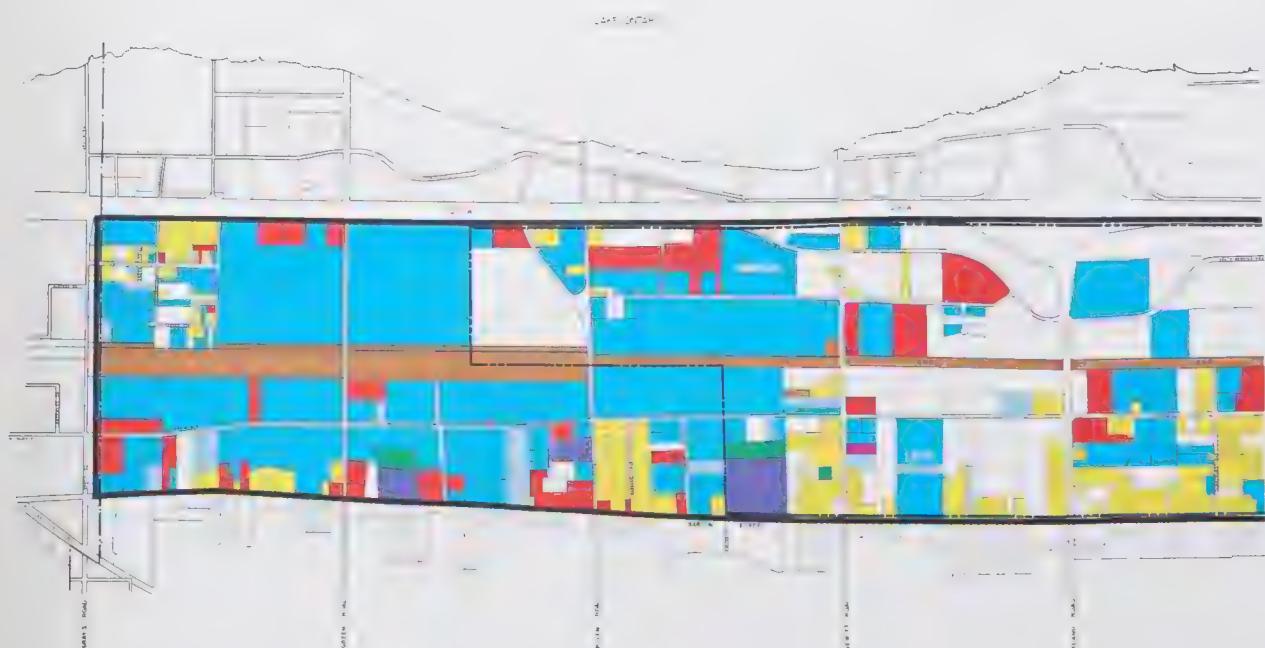


Map No. 13.3  
Hamilton-Wentworth  
Industrial Sector Study

Stoney Creek  
Industrial Area  
— West  
Land Use

Legend

- Industrial
- Commercial
- Office
- Institutional
- Residential
- Open space and recreation
- Utilities, transportation facilities and major parking lots
- Land with vacant industrial and commercial buildings
- Vacant and agricultural
- Municipal Boundary
- - - Stoney Creek Industrial — Business Park Boundary



NOT TO SCALE

Planning and Development Department  
Hamilton-Wentworth Region  
January 1986



Map No. 13.4  
Hamilton-Wentworth  
Industrial Sector Study



Stoney Creek  
Industrial Area  
— East  
Land Use

- Legend
- Industrial
  - Commercial
  - Office
  - Institutional
  - Residential
  - Open space and recreation
  - Utilities, transportation facilities and major parking lots
  - Land with vacant industrial and commercial buildings
  - Vacant and agricultural
  - Stoney Creek Industrial — Business Park Boundary

Planning and Development Department  
Hamilton-Wentworth Region  
January 1986



NOT TO SCALE

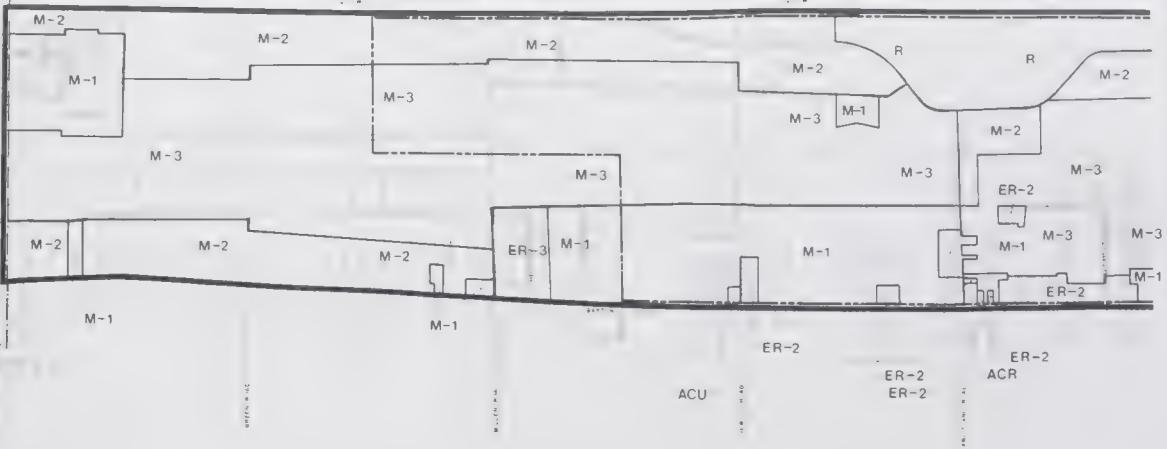


Map No. 13.5  
Hamilton-Wentworth  
Industrial Sector Study

Stoney Creek  
Industrial Area  
— West  
Zoning

Legend

- [M-3] General industrial
- [M-2] Preferred industrial
- [M-1] Small scale industrial
- [ACU] Automotive commercial [Urban]
- [ACR] Automotive commercial [Rural]
- [ER-2] Existing residential
- [ER-3] Existing residential
- [R] Rural
- Municipal Boundary
- Stoney Creek Industrial — Business Park Boundary



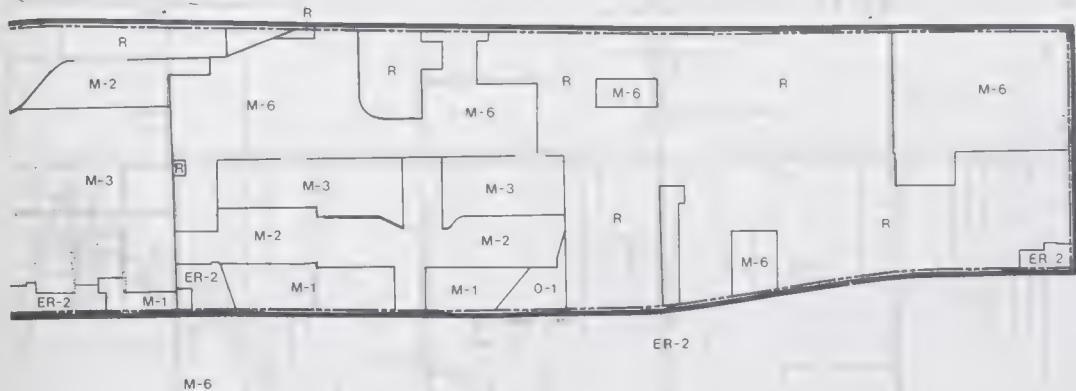
NOT TO SCALE

Planning and Development Department  
Hamilton-Wentworth Region  
January 1986



Map No. 13.6  
Hamilton-Wentworth  
Industrial Sector Study

Stoney Creek  
Industrial Area  
— East  
Zoning



Planning and Development Department  
Hamilton-Wentworth Region  
January 1980

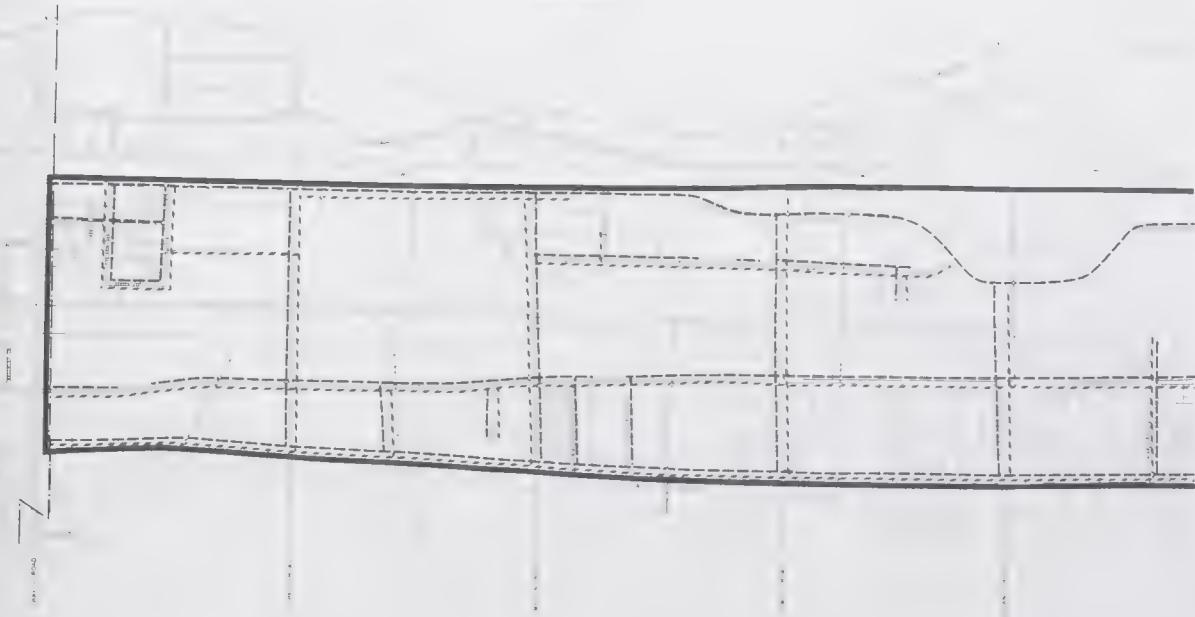


NOT TO SCALE



Map No. 13.7  
Hamilton-Wentworth  
Industrial Sector Study

## Stoney Creek Industrial Area — West **Piped Services**



### Legend

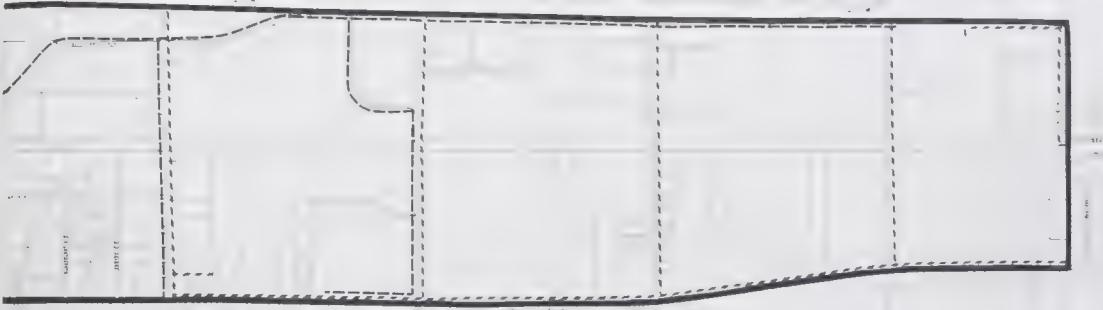
- Water
- Sanitary sewers
- - - Storm sewers
- Municipal Boundary

Planning and Development Department  
Hamilton-Wentworth Region  
January 1986



Map No. 13.8  
Hamilton-Wentworth  
Industrial Sector Study

**Stoney Creek  
Industrial Area  
— East  
Piped  
Services**



**Legend**

- Water
- Sanitary sewers

Planning and Development Department  
Hamilton-Wentworth Region  
January 1986





FIGURE 13.1

**CHARACTERISTICS OF  
OCCUPIED INDUSTRIAL LAND - STONEY CREEK INDUSTRIAL AREA  
BY INDUSTRY GROUP**

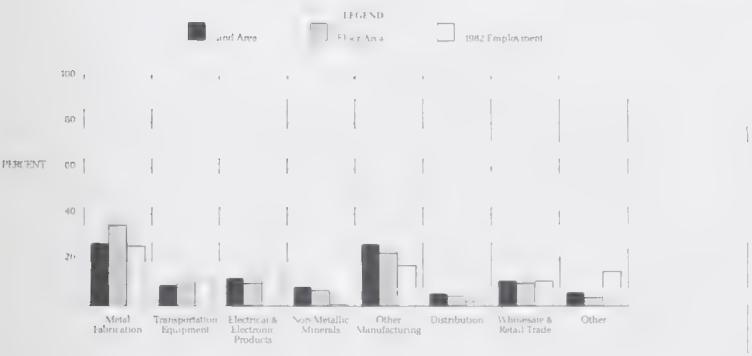


FIGURE 13.2

**CHARACTERISTICS OF  
OCCUPIED INDUSTRIAL LAND —  
TONEY CREEK INDUSTRIAL AREA  
BY TYPE OF INDUSTRY**

Industry	Land Area (Acres)	Building Area (Feet)	Employment (1982)
Food products	10	20407	0
Rubber products	0	0	4
Plastic products	5	86111	65
Textiles	6	109785	21
Printing products	13	7966	180
Wood products	4	54040	73
Furniture products	2	37795	18
Paper products	4	73065	38
Printing & publishing	3	36441	180
Printed materials	21	10001	100
Metal fabrication	10 <sup>7</sup>	1461823	1415
Machinery (except electrical)	9	110453	147
Transportation equipment	31	238956	562
Electrical & electronic products	43	414705	961
Non-metallic minerals	30	254911	52
Chemical products	20	125760	1
Other manufacturing	3	16103	1
Construction	16	77721	678
Transportation	3	5025	0
Storage & warehousing	16	144645	47
Communication & other utility	1	37	0
Retail	30	201843	241
Finance, insurance & real estate	1	22696	0
Business services	1	5850	10
Other services	4	31250	129
<b>Total</b>	<b>398</b>	<b>4057778</b>	<b>5498</b>

**FIGURE 13.3**  
**INDUSTRIAL PROPERTIES AND BUILDING STATISTICS**  
**STONEY CREEK INDUSTRIAL AREA**

	Properties Acre	Buildings sq. feet
1st Quartile	4.2	29,100
Average	3.3	27,780
90 Percent Below	8.1	67,500
75 Percent Below	1.1	25,070
50 Percent Below	1.4	11,935
25 Percent Below	0.74	5,308

**FIGURE 134**  
PIED INDUSTRIAL LAND  
CREEK INDUSTRIAL AREA

## PROFILE 13

### STONEY CREEK INDUSTRIAL AREA

### Capsule Description

The Stoney Creek Industrial Area consists of the Stoney Creek Industrial-Business Park designated in the Hamilton-Wentworth Official Plan and the developed industrial area west of the park between the Queen Elizabeth Highway and Barton Street.

#### **Industrial Structure**

in the area. It occupies more than 10 percent of both the occupied industrial land and the industrial building space. Transportation equipment accounts for over 10 percent of the employment, 8 percent of the occupied land, and 8 percent of the building area.

#### Occupied Industrial Land

Metal fabricating occupies 41 of the 139 properties in the industrial area. Construction employs almost 680 people and occupies 14 properties, all of which are less than 5 acres in size. The median property size is 1.4 acres, while 70 percent of the properties are 2.5 acres or less in size. Only 8 percent of the properties are over 10 acres in size, but they contain over 72 percent of the buildings.

More than half of the buildings are less than 13,600 square feet in size. The coverage ratio of total floor area to land area ranges from 10 to 58 percent. The average coverage for all properties is approximately 38 percent.

FIGURE 13.

**NUMBER OF INDUSTRIAL PROPERTIES - STONEY CREEK INDUSTRIAL AREA**

	BY SIZE CLASS									
	1 acre or less		1.0 - 2.5 acres		2.5 - 5.0 acres		5.0 - 10.0 acres	10.0 - 20.0 acres	20.0 - 50.0 acres	Over 50 acres
industry	No.	%	No.	%	No.	%	No.	No.	No.	No.
Food products	3	5.5					1	7.7		
Beverage products			2	4.8						
Textiles	1	1.8			1	5.6	1	7.7		
Clothing products	1	1.8							1	11.1
Wood products	1	1.8			2	4.8				
Furniture products					1	2.4				
Paper products	1	1.8			2	4.8				
Printing & publishing	2	3.6			1	2.4				
Primary metals	2	3.6			3	7.1	1	5.6		
Metal fabrication	15	27.1			11	25.2	7	30.9	6	46.2
Machinery (industrial)	1	1.8			4	9.5	2	11.1		
Transportation equipment	1	1.8			2	4.8				
Electrical & electronic products	1	1.8			2	4.8				
Non-metallic minerals	2	3.6			1	2.4				
Chemical products	1	1.8					1	5.6		
Other manufacturing										
Construction	7	12.7			6	14.3	1	5.6		
Storage & warehousing	2	3.6			2	4.8			3	23.1
Wholesale	3	5.5			1	2.4	2	11.1	1	11.1
Total	53	93.0					1	5.6		
Business services										
Other services	1	1.8								
Non-industrial	2	3.6			1	2.4	1	5.6		



FIGURE 11.6

INDUSTRIAL LAND ABSORPTION IN STONEY CREEK INDUSTRIAL AREA  
1955 - 1984

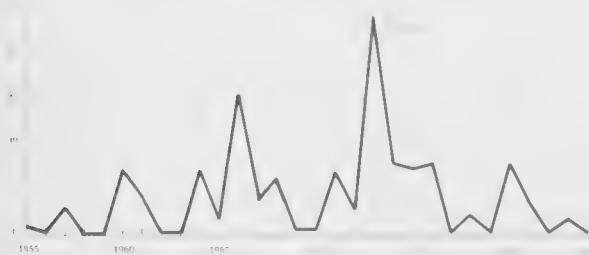
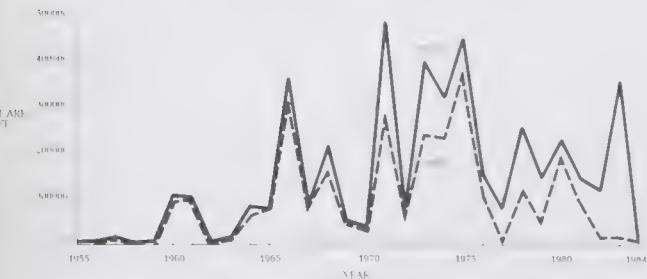
INDUSTRIAL CONSTRUCTION IN STONEY CREEK INDUSTRIAL AREA  
1955 - 1984

FIGURE 13.7

SALES OF INDUSTRIAL LAND  
IN STONEY CREEK INDUSTRIAL AREA  
BY QUARTER  
JANUARY 1984-JUNE 1985

Year	Quarter	With Buildings		Vacant	
		No.	\$ per Sq. Ft.	No.	\$ per acre
1984	1	1	1,540.00	1	4,600
	2	220	1,511	4	6,000
	3	4	1,510	6	1,100
	4	1	1,500	1	14,000
1985	1	1	1,564.00	1	14,000
	2	221	1,508	1	14,000

FIGURE 13.8

LAND USE PLANNING STATUS  
STONEY CREEK INDUSTRIAL AREA

Status	Acres
Industrial Zoning	1102
Industrial Designation	444
Non-Industrial	3
Total	1549

PROFILE 13

## STONEY CREEK INDUSTRIAL AREA (Continued)

### Industrial Land Absorption and Construction

Between 1955 and 1984, approximately 350 acres of industrial land were absorbed. During the last 10 years, industrial land absorption has averaged almost 10 acres per year.

Since 1955, almost 4.5 million square feet of floor space has been built. New construction is responsible for 62 percent of the total. In the last 5 years, additions have become more important, accounting for over two-thirds of the square footage constructed.

### Sales

During 1984 and the first six months of 1985, there were 16 industrial sales. Seven were sales of vacant land and 9 involved properties with industrial buildings. The price per square foot of building area ranged from \$13 to \$21. The price per acre of vacant land varied between \$47,700 and \$140,000.

### Land Use Planning Status

The Stoney Creek industrial area has 1,100 acres of industrially-zoned land and an additional 440 acres that are designated for industrial use, but are not currently zoned industrial.

### Current Land Use

Agricultural and vacant land constitutes 41 percent of the 1,550 acres of land in the industrial area. Industrial uses take up 25 percent of the land, and 16 percent is used for residential purposes. Commercial and office uses occupy a further 6 percent of the land area.

### Servicing

The Region has made servicing of the Stoney Creek Industrial Area a priority in its capital budgeting. A major trunk sanitary sewer extends west along the South Service Road to Lewis Road. Sanitary sewers have also been installed on the north-south roads as far west as Glover Road. Water is available in virtually all areas of the park. The Region's capital budget includes a trunk water main along Barton Street, between Jones Road and Glover Road, which will improve water service in the area.

### Developable Land

There are 107 developable properties containing 540 acres of land. More than 230 acres are fully serviced. Three hundred acres have access to either water or sewer services.

FIGURE 13.9  
CURRENT LAND USE  
STONEY CREEK INDUSTRIAL AREA  
AREA BY LAND USE TYPE

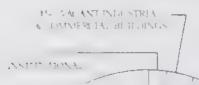


FIGURE 13.10  
AREA OF DEVELOPABLE LAND  
STONEY CREEK INDUSTRIAL AREA  
BY SIZE CLASS  
BY SERVICING STATUS

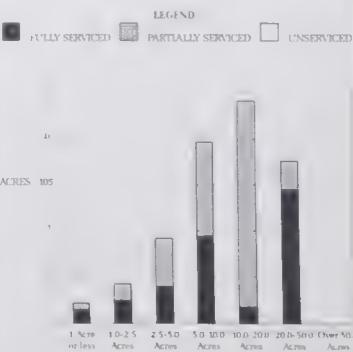


FIGURE 13.8

LAND USE PLANNING STATUS  
STONEY CREEK INDUSTRIAL AREA



Flamborough  
Industrial —  
Business Park



Map No. 14.1  
Hamilton-Wentworth  
Industrial Sector Study

## Flamborough Industrial — Business Park Aerial Photograph

Note: Industrial — Business Park is shown in colour



Planning and Development Department  
Hamilton-Wentworth Region  
Ontario • Canada



## Flamborough Industrial — Business Park Land Use

- Legend
- [Blue square] Industrial
  - [Red square] Commercial
  - [Purple square] Office
  - [Dark blue square] Institutional
  - [Yellow square] Residential
  - [Green square] Open space and recreation
  - [Brown square] Utilities, transportation facilities and major parking lots
  - [Light blue square] Land with vacant industrial and commercial buildings
  - [White square] Vacant and agricultural



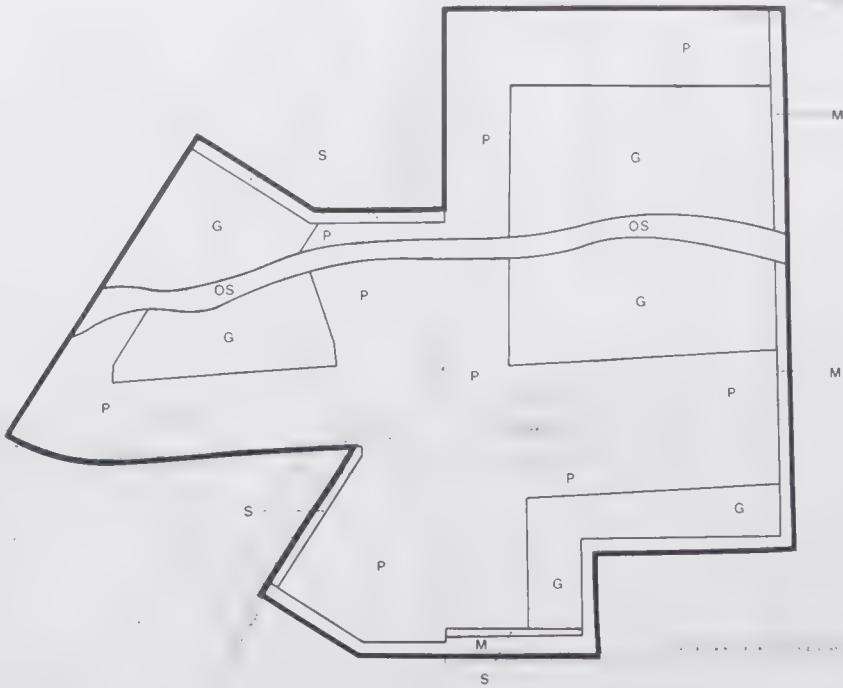


Map No. 14.3  
Hamilton-Wentworth  
Industrial Sector Study

Flamborough  
Industrial —  
Business Park  
**Secondary  
Plan**

Legend

- [P] Prestige industrial — business
- [G] General industrial — business
- [OS] Major open space
- [M] Minor open space
- [S] Special treatment area



Planning and Development Department  
Hamilton-Wentworth Region  
January 1986



NOT TO SCALE

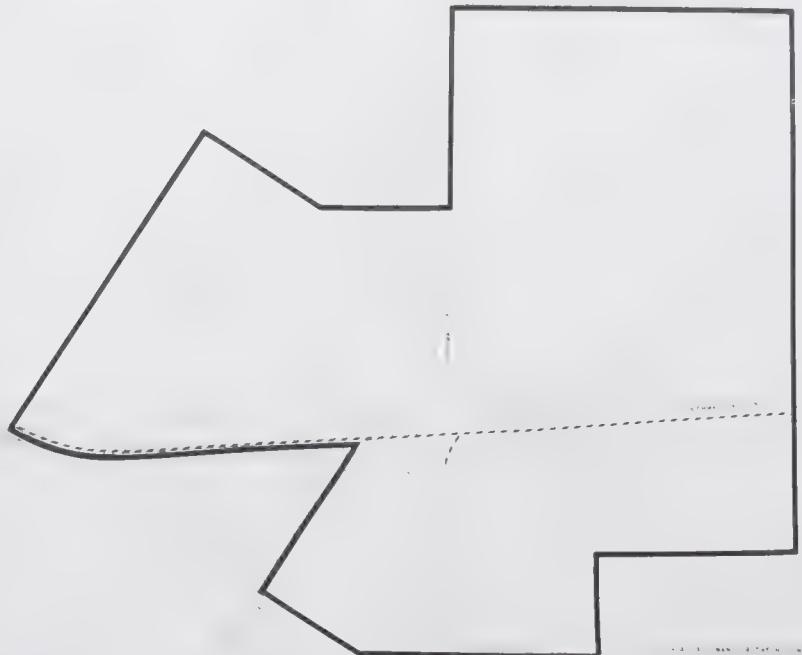


Map No. 14.4  
Hamilton-Wentworth  
Industrial Sector Study

Flamborough  
Industrial —  
Business Park  
**Piped  
Services**

Legend

----- Water



NOT TO SCALE

Planning Commission Draft Map  
Hamilton-Wentworth Region  
July 1986



FIGURE 14.1

CI BRENT LAND USE  
FLAMBOROUGH INDUSTRIAL-BUSINESS PARK  
AREA BY LAND USE TYPE

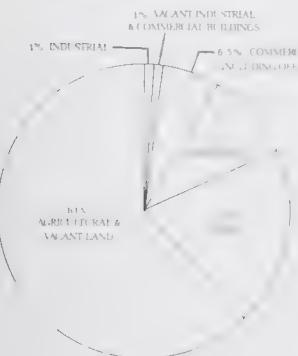


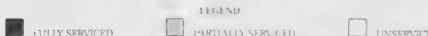
FIGURE 14.2

LAND-USE PLANNING STATUS  
FLAMBOROUGH INDUSTRIAL-BUSINESS PARK

Status	Acres
Niagara Escarpment Commission Development Control Area	100
Total	547

FIGURE 14.3

AREA OF DEVELOPABLE LAND  
FLAMBOROUGH INDUSTRIAL-BUSINESS PARK  
BY SIZE CLASS  
BY SERVICING STATUS



## PROFILE 14

# FLAMBOROUGH INDUSTRIAL-BUSINESS PARK

### Capsule Description

The Flamborough Industrial-Business Park comprises 547 acres and is located at the junction of Highways 5 and 6. The existing development is concentrated along the frontages of the Highways and can best be characterized as highway commercial in nature.

### Current Land Use

Almost 63 percent of the land is currently vacant or used for agricultural purposes. The "other" category, which is 19 percent of the land area in the park, includes recreational uses such as "GolfLand" and the North Wentworth Arena and Community Centre. Residential uses account for 9 percent of the land and commercial uses an additional 6 percent.

### Land Use Planning Status

This park is designated for future industrial development in the Regional and Flamborough Official Plans. A secondary plan for the park received final approval by the Ontario Municipal Board on June 7, 1985. Development in the park is currently governed by the Niagara Escarpment Commission Development Control regulations rather than a local zoning by-law. Flamborough is presently developing a comprehensive zoning by-law which will include zoning regulations pertaining to the industrial-business park. When the by-law is approved, the park will be removed from the Niagara Escarpment Commission development control area.

### Servicing

Water services are available along Highway 5. The Region's Capital Budget contains plans to bring sanitary sewer services to the park in 1986-87.

### Developable Land

In a 1981 study, Peter Barnard Associates identified this Industrial-Business Park as one of two industrial areas in Hamilton-Wentworth with the greatest potential to attract future industrial development. The park has many advantages. It is well located to attract firms with Toronto-centred markets and offers good access, exposure, and design opportunities.

There are 18 developable properties containing 282 acres of land. Six of the nine partially serviced properties are greater than 20 acres in size. There are nine unserviced properties totalling almost 74 acres in land area.



## Dundas Industrial Areas



WEST DUNDAS



CENTRAL DUNDAS



Map No. 15.1  
Hamilton-Wentworth  
Industrial Sector Study

Dundas Industrial  
Areas  
**Aerial  
Photograph**

Note: Industrial areas shown in black

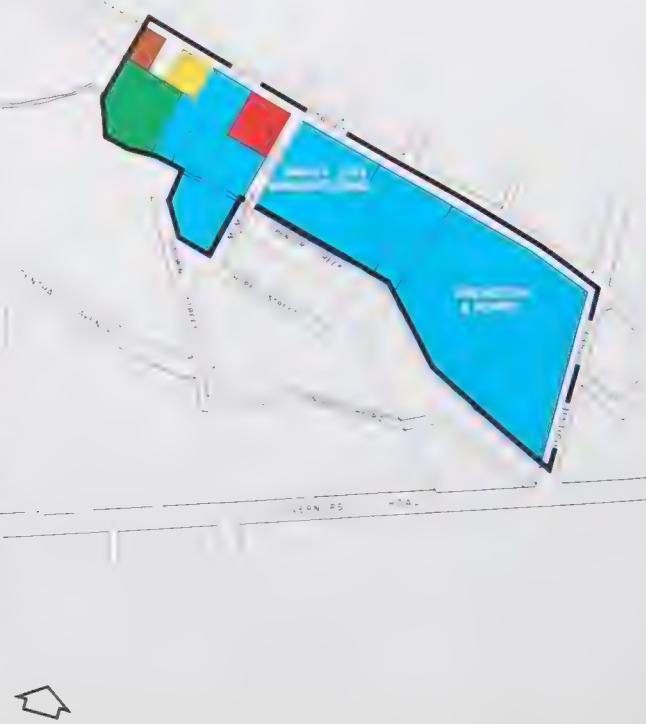
Pilings and Developments  
Hamilton-Wentworth Region  
1980 - 1981



WEST DUNDAS



CENTRAL DUNDAS



Map No. 15.2

Hamilton-Wentworth  
Industrial Sector Study

## Dundas Industrial Areas Land Use

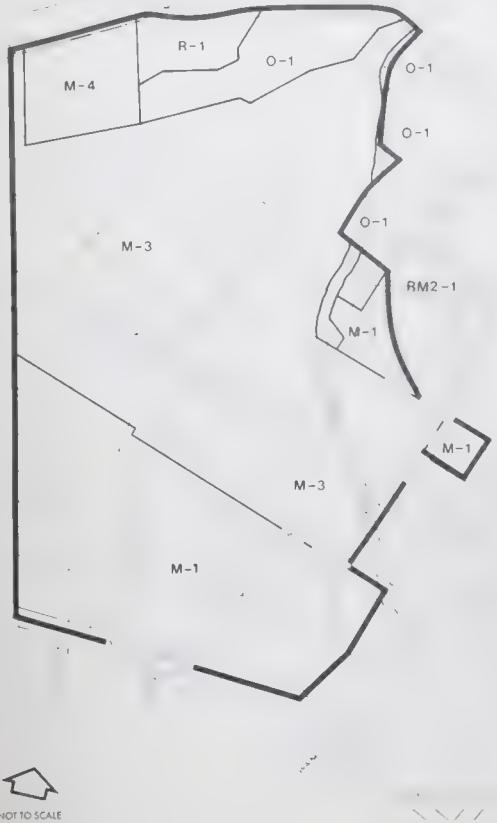
### Legend

- Industrial
- Commercial
- Office
- Institutional
- Residential
- Open space and recreation
- Utilities, transportation facilities and major parking lots
- Land with vacant industrial and commercial buildings
- Vacant and agricultural
- - Municipal Boundary

Printed on June 20, 2014  
by the City of Hamilton  
January 1980



WEST DUNDAS



CENTRAL DUNDAS



Map No. 15.3  
Hamilton-Wentworth  
Industrial Sector Study

## Dundas Industrial Areas Zoning

Legend

- [M-4] Public industrial
- [M-3] General industrial
- [M-1] Light industrial
- [R-1] Residential
- [RM2-1] Residential
- Municipal Boundary



# PROFILE 15

## DUNDAS INDUSTRIAL AREAS

### Capsule Description

Dundas has two industrial areas. One is centred around the Orenstein and Koppel facility along Hatt Street. The 72 acres of land and employ almost 730 people. The major industries are machinery and wood products.

### Industrial Structure

The machinery industry has the most land and building area. It accounts for 21 percent of the occupied land area, 34 percent of building area and 7 percent of the 1982 employment.

The wood products industry is the largest employer with 204 employees. This industry has 28 percent of the employment, 18 percent of the building area and 12 percent of the industrial land area.

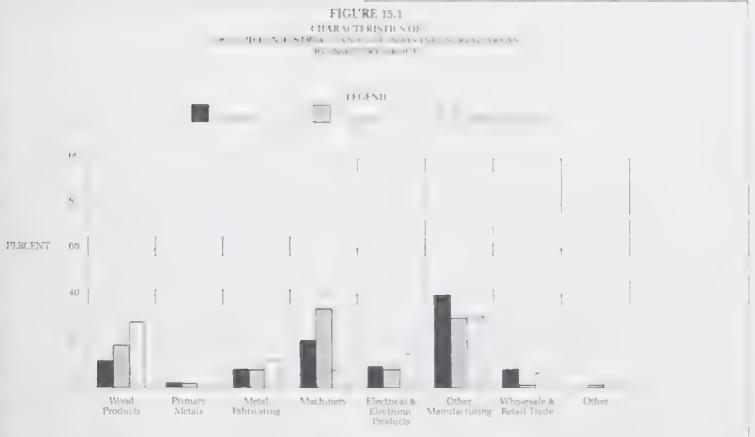
These industrial areas have a broad spectrum of manufacturing uses. The smaller manufacturing industries are grouped together as "other manufacturing" in Figure 15.1. As a group, "other manufacturing" industries account for 40 percent of the occupied industrial land area and 30 percent of the industrial building area and employment.

### Occupied Industrial Land

The Dundas industrial areas have 32 occupied industrial properties. The median property size is 1.1 acres. Four of the properties are greater than 2.5 acres in size, the largest is 9.6 acres.

The average building coverage is 36 percent. The average square feet of building space is 9,800 square feet. The largest building has almost 142,000 square feet of floor space.

In these industrial areas, the building coverage ranges from 30 to 53 percent depending upon property area. The average coverage for all properties is 36 percent.



Industries	Land Acres	Floor Area Square Feet	Total Occupied Area sq ft
Food products	2	16,190	25
Wood products	6	148,199	204
Furniture products	1	0	0
Paper products	1	180,18	19
Printing & publishing	1	2040.3	24
Primary metals	1	11,008	0
Metal fabricating	4	6446.2	88
Machinery (except electrical)	11	288,975	50
Transportation equipment	1	2,141	24
Electrical & electronic products	5	637,39	106
Non-metallic minerals	2	16,151	7
Chemical products	3	4306.1	20
Other manufacturing	10	110,732	100
Construction	0	1128	0
Storage & warehousing	0	0	1
Communication & other utility	0	2002	0
Wholesale	1	0	3
Retail	3	2587	45
Business services	0	5222	7
Other services	0	0	1
<b>Total</b>	<b>52</b>	<b>849,800</b>	<b>726</b>

Size Class	Properties		Buildings		Total Floor Area sq ft	Ground Floor Area sq ft		
	Number	Percent	Number	Percent				
1 acre or less	13	1	40.6	12	13,1	29.8		
10-2.5 acres	2	1	6.2	4	11,1	40.1		
2.5-5.0 acres	2	1	6.2	0	22,3	45.8		
5.0-10.0 acres	1	1	6.2	1	37.2	34.0		
	16	100.0	60	100.0	114,6	100.0		

**FIGURE 15.2**  
CHARACTERISTICS OF  
OCCUPIED INDUSTRIAL LAND – DUNDAS INDUSTRIAL AREAS  
BY SIZE CLASS

Industry	NUMBER OF INDUSTRIAL PROPERTIES – DUNDAS INDUSTRIAL AREAS BY INDUSTRY BY SIZE CLASS					
	1 acre or less	1.0 - 2.5 Acres	2.5 - 5.0 Acres	5.0 - 10.0 Acres	10.0 - 20.0 Acres	20.0 - 50.0 Acres
Food products	N	N	1	7.7	N	N
Wood products	2	13.1	1	50.0	N	N
Furniture products	N	N	1	7.7	N	N
Printing & publishing	2	13.1	N	N	N	N
Primary metals	N	N	1	7.7	N	N
Metal fabricating	4	26.7	2	15.4	N	N
Machinery (except electrical)	1	6.7	1	7.7	1	50.0
Transportation equipment	N	N	1	7.7	N	N
Electrical & electronic products	1	6.7	N	N	1	50.0
Non-metallic minerals	1	6.7	1	7.7	N	N
Chemical products	1	6.7	1	7.7	N	N
Other manufacturing	N	N	1	7.7	N	N
Wholesale	2	13.3	1	7.7	N	N
Retail	N	N	1	7.7	N	N
Non-industrial	1	6.7	1	7.7	N	N

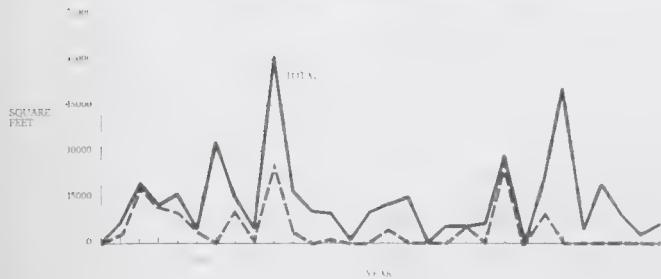
**FIGURE 15.5**  
NUMBER OF INDUSTRIAL PROPERTIES – DUNDAS INDUSTRIAL AREAS  
BY INDUSTRY  
BY SIZE CLASS



**FIGURE 15.6**  
INDUSTRIAL LAND ABSORPTION IN DUNDAS INDUSTRIAL AREAS  
1955 - 1984



**INDUSTRIAL CONSTRUCTION IN DUNDAS INDUSTRIAL AREAS**  
1955-1984



**FIGURE 15.7**  
SALES OF INDUSTRIAL LAND  
IN DUNDAS INDUSTRIAL AREAS  
BY QUARTER  
JANUARY 1984 - JUNE 1985

Year	Quarter	With Buildings		Vacant	
		No.	\$ per sq. ft.	No.	\$ per acre
1984	2	0	0	0	0
1985	2	0	0	0	0

**FIGURE 15.8**  
LAND USE PLANNING STATUS  
DUNDAS INDUSTRIAL AREAS

Status	Acres
Industrial Zoning	71
Industrial Designation	10
Non-Industrial	0.3
Total	81

## PROFILE 15 DUNDAS INDUSTRIAL AREAS (Continued)

### Industrial Land Absorption and Construction

Industrial land absorption between 1955 and 1985 totalled 18 acres. Future absorption will be limited because there are fewer than 8 acres of developable land available in these highly developed industrial areas.

Since 1955, 416,000 square feet of industrial floor area has been built. Additions have accounted for over two-thirds of the total floor area. The developed nature of the area combined with the small property sizes suggest that additions will continue to account for more floor area than new construction.

### Sales

During 1984 and the first half of 1985, there were 2 sales involving properties with one or more industrial buildings.

### Land Use Planning Status

The Dundas industrial areas have 71 acres of industrially zoned land and an additional 10 acres that are designated for industrial use, but are not currently zoned industrial.

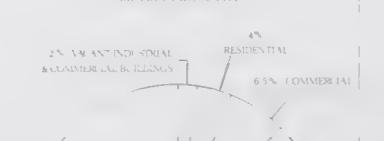
### Current Land Use

Industrial uses occupy 62 percent of the 81 acres of land in the industrial areas. Vacant land takes up 9.5 percent of the land area. The "other" category accounts for 16 percent of the land area. This category includes utilities and recreational uses such as the Dundas arena.

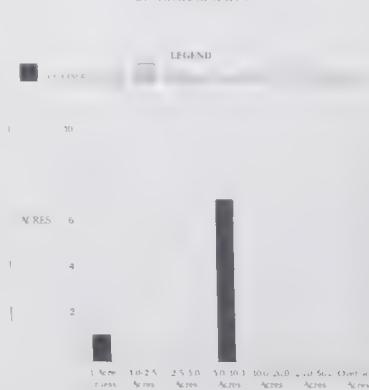
### Developable Land

There are 3 developable properties in the industrial areas. Two of the properties are under an acre in size. The other is 6.5 acres. All three of the properties are fully serviced.

**FIGURE 15.9**  
CURRENT LAND USE  
DUNDAS INDUSTRIAL AREAS  
AREA BY LAND USE TYPE



**FIGURE 15.10**  
AREA OF DEVELOPABLE LAND  
DUNDAS INDUSTRIAL AREAS  
BY SIZE CLASS  
BY SERVICING STATUS





**Ancaster  
Industrial —  
Business Park**



Map No. 16.1  
Hamilton-Wentworth  
Industrial Sector Study

Ancaster  
Industrial —  
Business Park  
**Aerial  
Photograph**

Note: Industrial — Business Park is shown in colour.



Printed by the Queen's Printer Department  
Hamilton, Ontario N3L 1A5  
July 1982



Map No. 16.2  
Hamilton-Wentworth  
Industrial Sector Study

## Ancaster Industrial — Business Park Land Use



Planning and Development Department  
Hamilton-Wentworth Region  
January 1986



NOT TO SCALE



Map No. 16.3  
Hamilton-Wentworth  
Industrial Sector Study

Ancaster  
Industrial —  
Business Park  
**Zoning**

Legend

- [M-1] Non serviced industrial
- [M-2] Prestige industrial
- [M-3] Light industrial
- [M-4] General industrial
- [O-1] Private open space
- [A] Agricultural



30

31

32

33

34

35

36

37

Planning and Development Department  
Hamilton-Wentworth Region  
January 1980



NOT TO SCALE

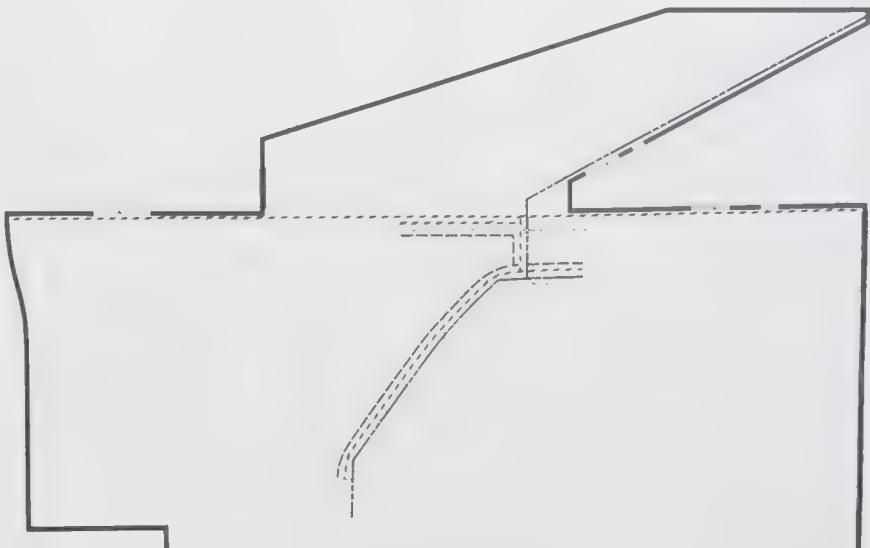


Map No. 16.4  
Hamilton-Wentworth  
Industrial Sector Study

**Ancaster Industrial  
— Business Park  
Piped  
Services**

**Legend**

- Water
- Sanitary sewers
- Sanitary sewers,  
force main
- Storm sewers



30

31

32

33

34

35

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37

Planning and Development Department



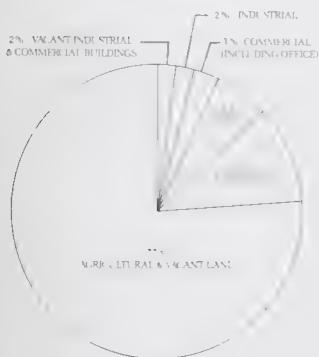
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## PROFILE 16

# ANCASTER INDUSTRIAL-BUSINESS PARK

**FIGURE 16.1**  
CURRENT LAND USE  
ANCASTER INDUSTRIAL-BUSINESS PARK  
AREA BY LAND USE TYPE



**FIGURE 16.2**  
LAND USE PLANNING STATUS  
ANCASTER INDUSTRIAL-BUSINESS PARK

Status	Acres
Industrial Zoning	384
Industrial Designation	275
Non-Industrial	0
Total	659

### Capsule Description

The 659 acre Ancaster Industrial-Business Park is located at the junction of Highway 2 and Highway 53. The park was designated in 1980 as part of the Regional Official Plan. In addition to the industrial-business park, the Ancaster Official Plan designated a 53 acre triangular land parcel, between Highways 2 and 53, for commercial development.

### Current Land Use

There are 15 acres of industrially occupied land containing almost 73,000 square feet of industrial building space in the park. In 1982, the total industrial employment was 73 people. Manufacturing industries account for one-third of the occupied land and half of the industrial building space and employment in the park. Storage and warehousing occupies 5 acres and employed 24 people in 1982, making it the largest non-manufacturing industrial use in the park.

In 1984, the Canadian Institute of Metalworking (C.I.M.), predominantly owned by McMaster University, was established in the park. C.I.M. provides training in computer-assisted design and manufacturing (CAD-CAM) and specialized research and development services to manufacturing industries.

Like the other suburban industrial parks in the Region, the Ancaster park appears attractive to recreational uses. The recently opened Soccer World recreational complex is the latest building to be constructed in this park.

### Land Use Planning Status

The park contains 384 acres of land that are zoned for industrial development. An additional 275 acres are designated, but not yet zoned for industrial use.

### Services

Full sanitary sewer, storm sewer, and water services are available along Osprey Drive and Sandhill Drive. Water is also available along Highways 2 and 53.

### Developable Land

This park was only recently serviced and is largely undeveloped. Three-quarters of the park is in agricultural use or vacant. Residential uses, most located on large land parcels, account for almost 10 percent of the land area.

Currently, there are 492 acres of developable land, including 413 acres of fully or partially serviced land.

The Region has developed a 78 lot subdivision in the park. The first phase of the subdivision, consisting of 24 lots, was registered on July 20, 1983. The rest of the subdivision is draft approved.

**FIGURE 16.3**  
AREA OF DEVELOPABLE LAND  
ANCASTER INDUSTRIAL-BUSINESS PARK  
BY SIZE CLASS  
BY SERVICING STATUS





Map No. 17.1  
Hamilton-Wentworth  
Industrial Sector Study

**Mohawk Industrial  
— Business Park  
Aerial  
Photograph**

Note: Industrial = Business Park = Mohawk Industrial



Planning and Development Department  
Hamilton-Wentworth Region  
January 1985



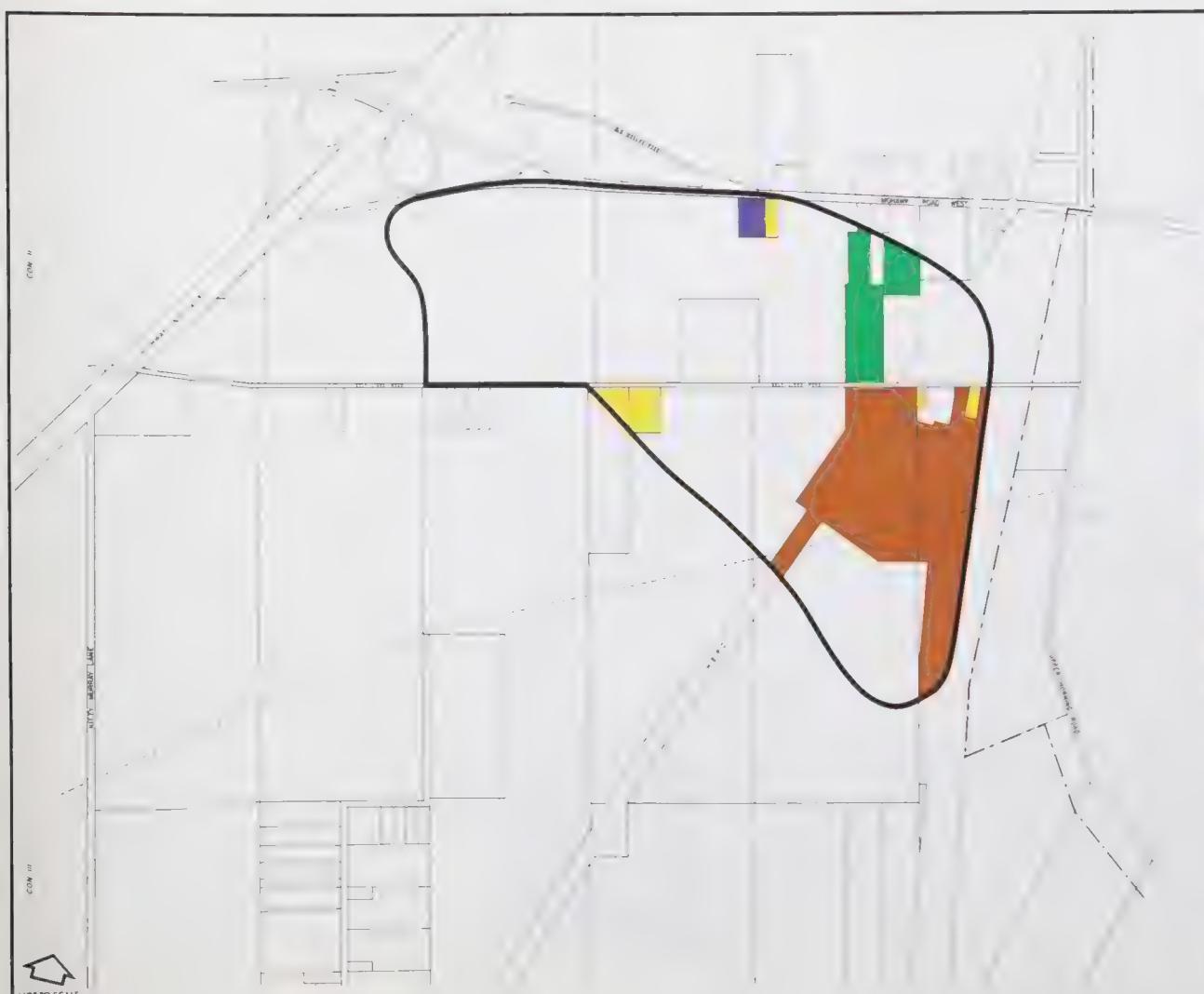


Map No. 17.2  
Hamilton-Wentworth  
Industrial Sector Study

**Mohawk Industrial  
— Business Park  
Land Use**

Legend

- Industrial
- Commercial
- Office
- Institutional
- Residential
- Open space and recreation
- Utilities, transportation facilities and major parking lots
- Land with vacant industrial and commercial buildings
- Vacant and agricultural
- Municipal Boundary



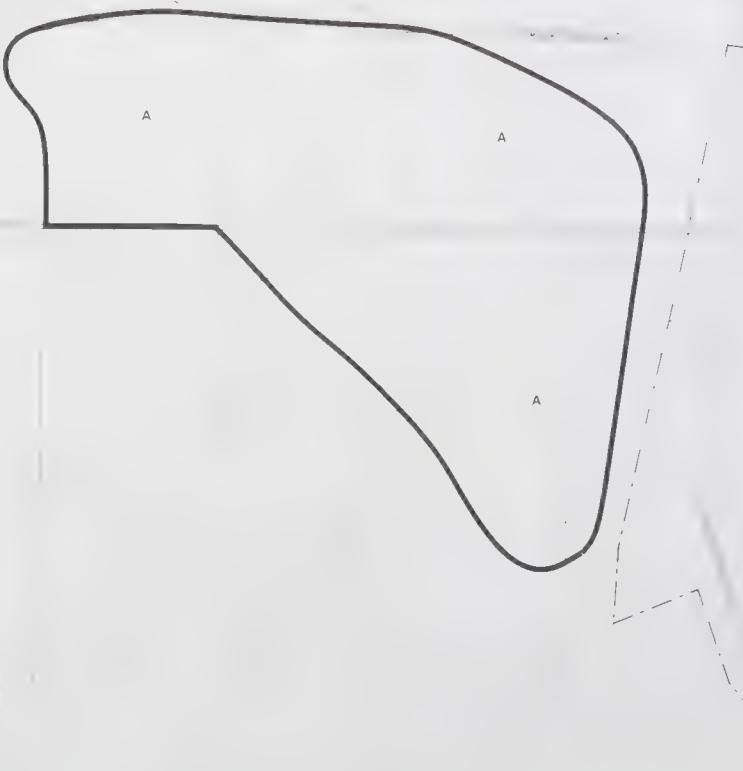


Map No. 17.3  
Hamilton-Wentworth  
Industrial Sector Study

**Mohawk  
Industrial —  
Business Park  
Zoning**

**Legend**

- A Agricultural
- Municipal Boundary



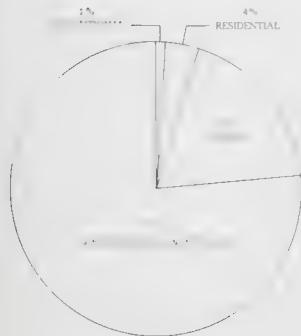
1/16" = 1.000 Miles

NOT TO SCALE

Planning and Development Department  
Hamilton-Wentworth Region  
January 1984



**FIGURE 17.1**  
CURRENT LAND USE  
MOHAWK INDUSTRIAL-BUSINESS PARK  
AREA BY LAND USE TYPE



**FIGURE 17.2**  
LAND USE PLANNING STATUS  
MOHAWK INDUSTRIAL-BUSINESS PARK

Status	Acres
Industrial Zoning	0
Industrial Designation	260
Non-Industrial	0
Total	260

## PROFILE 17

# MOHAWK INDUSTRIAL-BUSINESS PARK

### Capsule Description

The Mohawk Industrial-Business Park is located south of Mohawk Road and east of Highway 403 in Ancaster. It is in close proximity to the proposed interchange of the planned Mountain East-West North-South Transportation Corridor and Highway 403. The park is 260 acres in size. More than half of the park's land area is owned by a single company, which should facilitate the development of an integrated industrial area.

### Current Land Use

The park does not have any industrial uses at present. Over three-quarters of the land is currently vacant or used for agricultural purposes. The "other" category contains a single large property, owned by Ontario Hydro, which represents 18 percent of the land area in the park. Residential uses occupy a further 4 percent of the land area.

### Land Use Planning Status

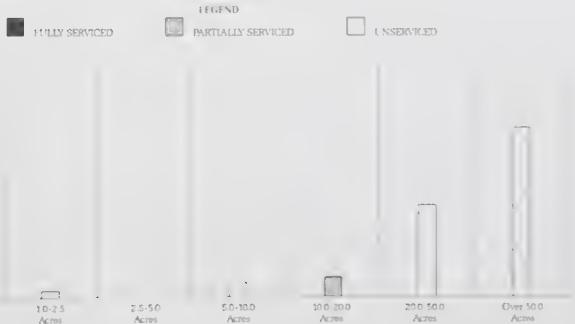
This park is designated for future industrial development in the Regional and Ancaster Official Plans. Currently, the park is zoned for agricultural use. The owners of the properties in the park have not applied for rezoning, and there are no formal plans to facilitate development of the area at present.

### Developable Land

In a 1981 study, Peter Barnard Associates identified this Industrial-Business Park as one of two industrial areas in Hamilton-Wentworth with the greatest potential to attract future industrial development. The park has many advantages. It is well located to attract firms with Toronto-centred markets and offers good access and exposure. The size and shape of the park are suitable for a well planned park.

There are eight developable properties containing 200 acres of land in the Mohawk Industrial-Business Park. One 13 acre property is partially serviced; the others are unserviced. There are two properties between 20 and 50 acres in size and another property of almost 112 acres. Each of these three properties is large enough to permit virtually any type of industry, including land-intensive uses.

**FIGURE 17.3**  
AREA OF DEVELOPABLE LAND  
MOHAWK INDUSTRIAL-BUSINESS PARK  
(a) SIZE CLASS  
BY SERVICING STATUS





**Airport Industrial  
— Business Park**



Map No. 18.1  
Hamilton-Wentworth  
Industrial Sector Study

Airport Industrial  
— Business Park  
Aerial  
Photograph



Printed on Demand  
Hamilton-Wentworth Region  
July 1980



**Map No. 18.2**  
**Hamilton-Wentworth**  
**Industrial Sector Study**

**Airport Industrial  
— Business Park  
Land Use**

**Legend**

- Industrial
- Commercial
- Office
- Institutional
- Residential
- Open space and recreation
- Utilities, transportation facilities and major parking lots
- Land with vacant industrial and commercial buildings
- Vacant and agricultural
- Municipal Boundary



Planning and Development Department  
Hamilton-Wentworth Region  
January 1986



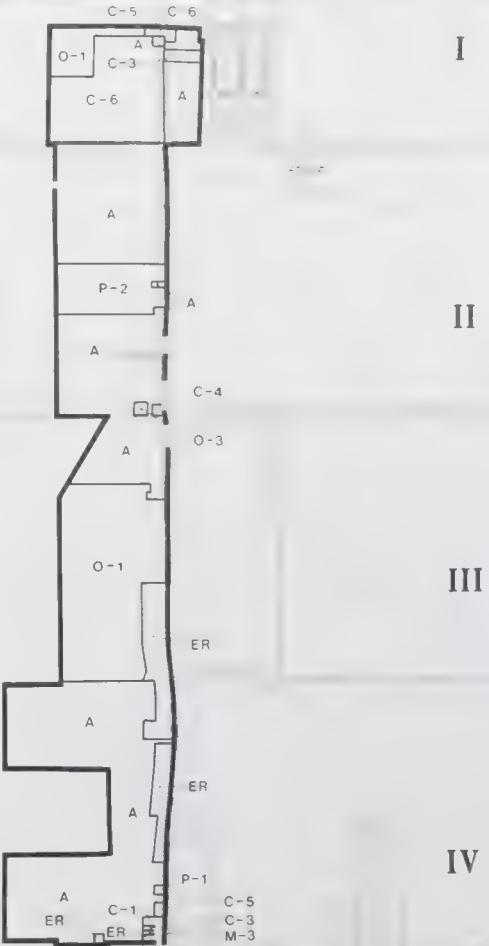
Map No. 18.3  
Hamilton-Wentworth  
Industrial Sector Study

## Airport Industrial — Business Park Zoning

Legend

- [M-3] General industrial
- [C-6] Highway commercial
- [C-5] Automotive commercial urban
- [C-4] Automotive commercial rural
- [C-3] General commercial
- [C-1] Village commercial
- [P-1] Semi-public
- [P-2] Public
- [ER] Existing residential
- [O-1] Private open space
- [O-3] Semi-public open space
- [A] Agricultural
- Municipal Boundary

Planning and Development Department  
Hamilton-Wentworth Region  
January 1986



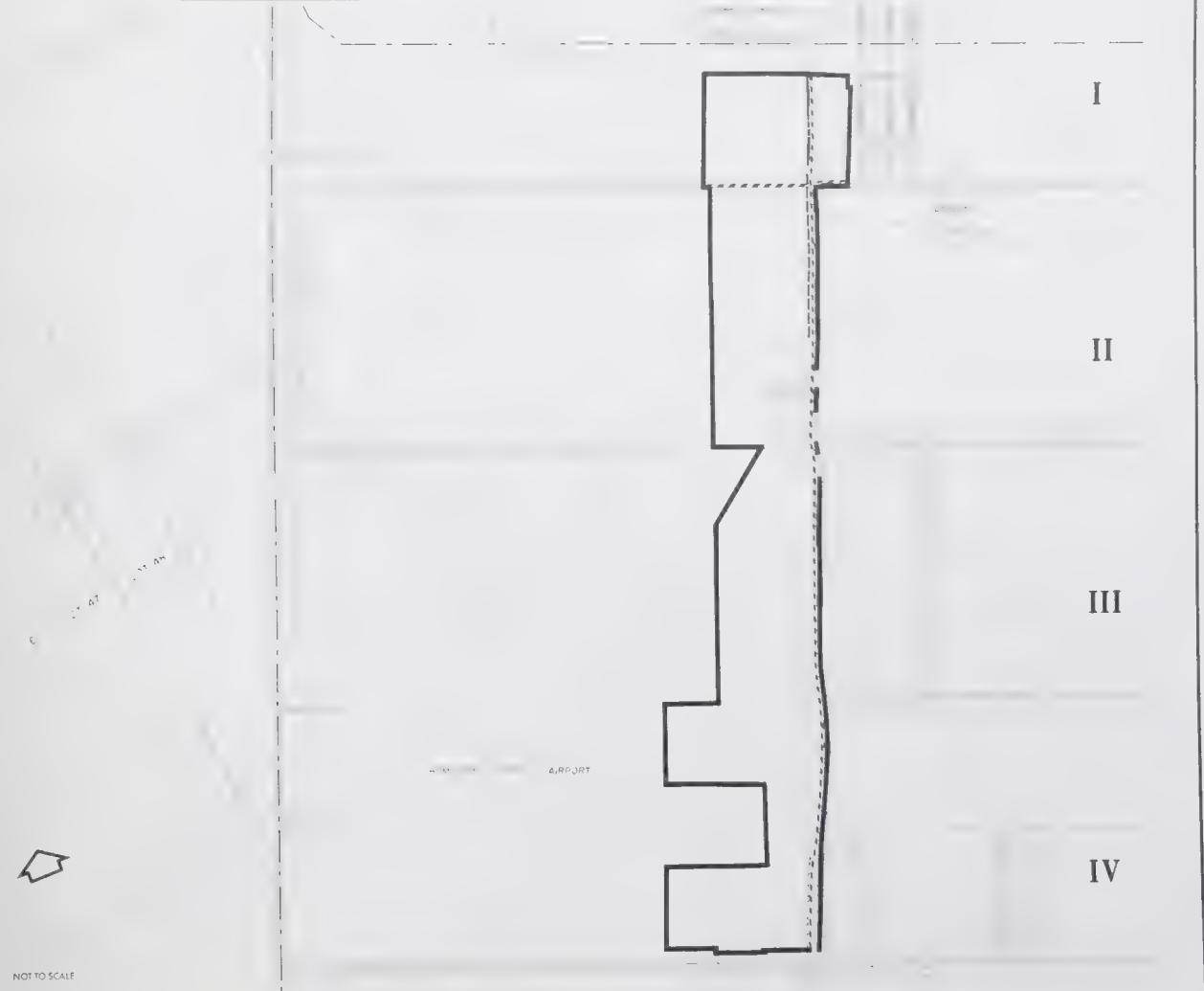


Map No. 18.4  
Hamilton-Wentworth  
Industrial Sector Study

Airport Industrial  
— Business Park  
**Piped  
Services**

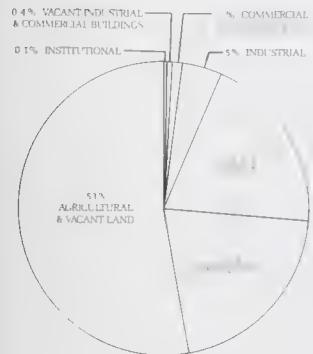
Legend

- - - Water
- - - Sanitary sewers
- - - Sanitary sewers, force main
- - - Storm sewers
- - - Municipal Boundary





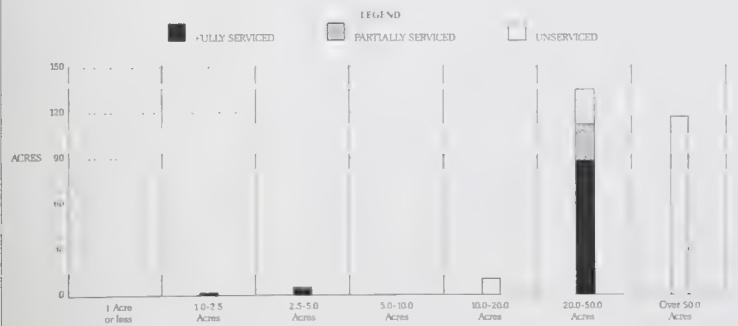
**FIGURE 18.1**  
CURRENT LAND USE  
AIRPORT INDUSTRIAL-BUSINESS PARK  
AREA BY LAND USE TYPE



**FIGURE 18.2**  
LAND USE PLANNING STATUS  
AIRPORT INDUSTRIAL-BUSINESS PARK

Status	Acres
Industrial Zoning	4
Industrial Designation	69.3
Not Industrial	
Total	697

**FIGURE 18.3**  
AREA OF DEVELOPABLE LAND  
AIRPORT INDUSTRIAL-BUSINESS PARK  
BY SIZE CLASS  
BY SERVICING STATUS



## PROFILE 18 AIRPORT INDUSTRIAL-BUSINESS PARK

### Capsule Description

The Airport Industrial-Business Park is located just west of Highway 6, between Glendale and Mountain roads, adjacent to Hamilton Civic Airport. It was approved by Regional Council on May 21, 1985. The park is intended to attract airport-related industrial and commercial uses, high technology industry, and office development. It is expected to benefit from future growth in airport traffic, the construction of the Mountain East-West North-South Transportation Corridor linking Highway 403 and the Queen Elizabeth Way, and future improvements in access to the airport, such as the proposed new Highway 6.

### The Airport

The rate of development in the Airport Industrial-Business Park will depend on growth in air traffic at Hamilton Civic Airport. A \$40 million expansion of the Airport has just been completed. The expansion included a new 2,500-metre (8,000 foot) runway, expanded apron and taxiways, an enlarged terminal building, and a variety of improvements to infrastructure and ancillary services.

Transport Canada is preparing a master plan to guide future development of the Airport. The plan is scheduled for release in 1986.

Hamilton-Wentworth assumed responsibility for Airport operations from the City of Hamilton in 1985.

### Current Land Use

The two most prominent individual land uses in the park are the Mountain Regional Transit Centre and the Mount Hope Golf and Country Club. The Mountain Regional Transit Centre is a major bus terminal and servicing garage for the Hamilton Street Railway. The property is 34 acres and has a 272,000 square foot building constructed in 1983. The Mount Hope Golf and Country Club occupies approximately 120 acres abutting the Airport.

The two largest land use categories in the park are "residential" and "agricultural and vacant". Most of the residential development is along the perimeter of the park in the village of Mount Hope and in a small pocket south of Twenty Road.

### Land Use Planning Status

Regional Council approved Amendment No. 15 to the Hamilton-Wentworth Official Plan designating the Airport Industrial-Business Park on May 21, 1985. Glenbrook's new Official Plan, which was adopted by Glenbrook Council on October 21, 1985, also includes the park. Both documents are before the Minister of Municipal Affairs for approval.

### Servicing

The Region has installed a 16-inch watermain along Highway 6, Homestead Drive, and Airport Road to service the Airport. This watermain is sufficient to service the park until the later stages of development, when looping probably will be required.

Sanitary sewer services are available for 205 acres from the northerly limit of the park south to the Mountain Transit Centre.

### Developable Land

The park contains approximately 277 acres of developable land, as well as the Mount Hope Golf and Country Club. All of this land has excellent access to the Airport. Approximately 280 acres abut the Airport (including the Golf Club).

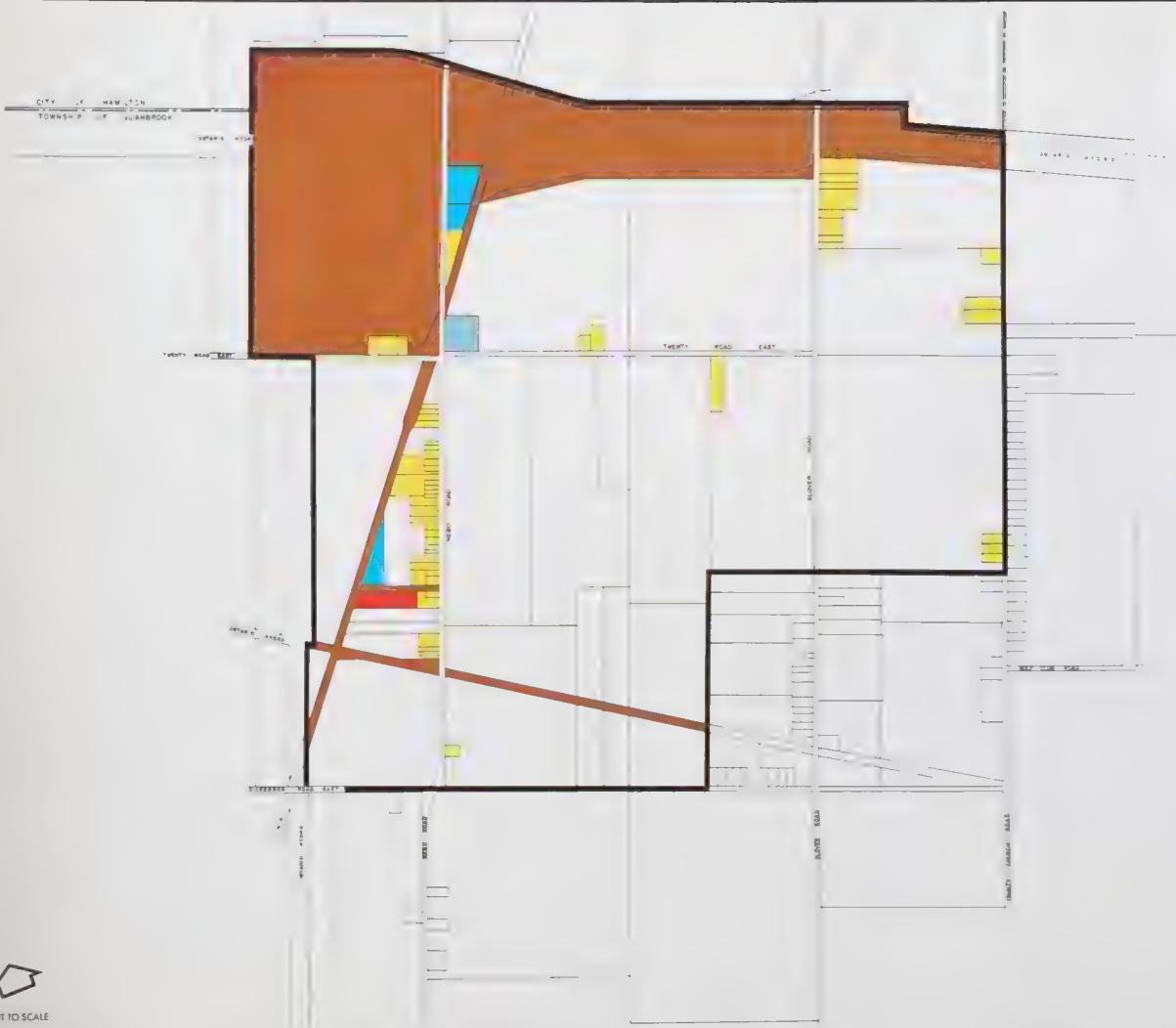


Map No. 19.2  
Hamilton-Wentworth  
Industrial Sector Study

## Glanbrook Industrial — Business Park Land Use

### Legend

- Industrial
- Commercial
- Office
- Institutional
- Residential
- Open space and recreation
- Utilities, transportation facilities and major parking lots
- Land with vacant industrial and commercial buildings
- Vacant and agricultural
- Municipal Boundary



Planning and Development Dept. —  
Hamilton-Wentworth Region  
January 1986



NOT TO SCALE

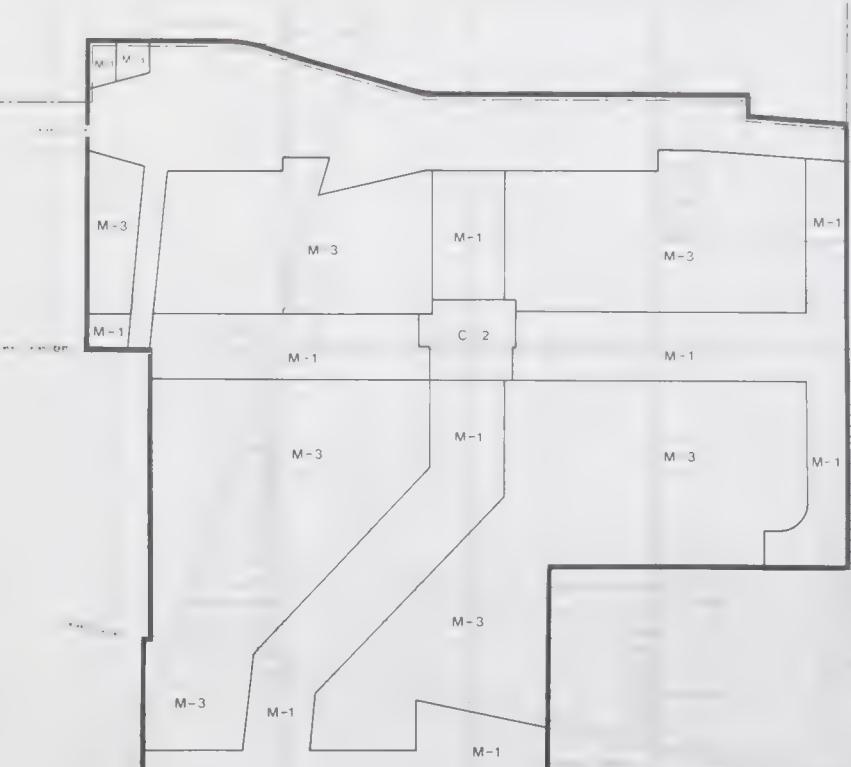


Map No. 19.3  
Hamilton-Wentworth  
Industrial Sector Study

Glanbrook  
Industrial —  
Business Park  
**Zoning**

**Legend**

- [M-3] Light manufacturing warehousing
- [M-1] Prestige business industrial
- [C-2] General commercial
- Municipal Boundary



Planning and Development Department  
Hamilton-Wentworth Region  
January 1986



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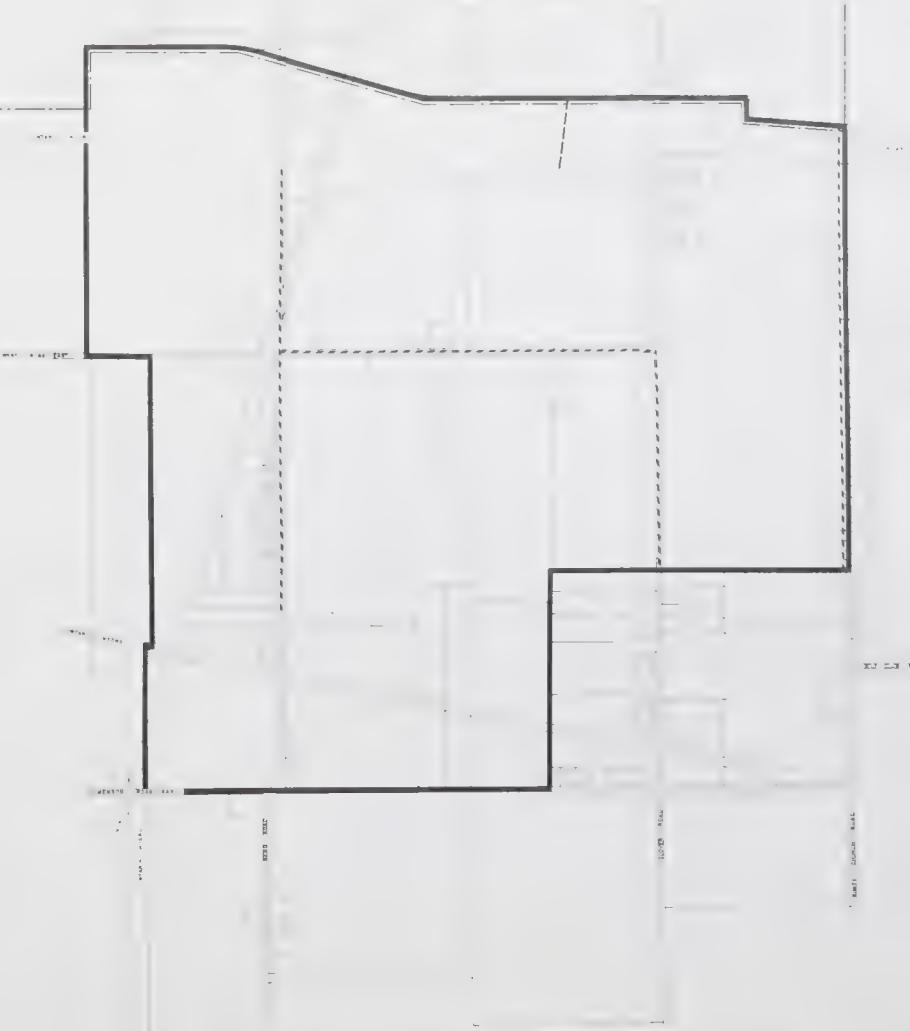


Map No. 19.4  
Hamilton-Wentworth  
Industrial Sector Study

Glanbrook  
Industrial —  
Business Park  
**Piped  
Services**

Legend

- - - Water
- Sanitary sewers
- Municipal Boundary



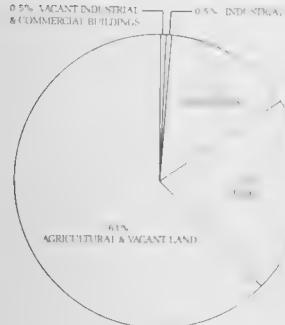
Planning and Development Department  
Hamilton-Wentworth Region  
January 1988



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**FIGURE 19.1**  
CURRENT LAND USE  
GLANBROOK INDUSTRIAL-BUSINESS PARK  
AREA BY LAND USE TYPE



**FIGURE 19.2**  
LAND USE PLANNING STATUS  
GLANBROOK INDUSTRIAL-BUSINESS PARK

Status	Area (Acres)
Industrial Zoning	100
Industrial Development	50
Non-Industrial	100
Total	250

## PROFILE 19 GLANBROOK INDUSTRIAL-BUSINESS PARK

### Capsule Description

The Glanbrook Industrial-Business Park is a 1,000 acre park located on the northern edge of Glanbrook adjacent to the Mountain Industrial-Business Park in Hamilton. The park is largely undeveloped. Development is expected to proceed more rapidly when sanitary sewers are extended, the Mountain East-West North South Transportation Corridor is constructed, and the Mountain Industrial-Business Park and other suburban industrial parks are more fully developed.

### Current Land Use

Approximately 63 percent of the park is vacant or agricultural land. Another 16 percent is residential. Most of the 200 acres in the "other" category is public utility corridors.

The three industrial uses in the park are Quality Ready Mix, Rosedale Excavating, and Mac's Auto Parts. The industrial portions of these properties occupy about 5 acres of land, and have a total building area of 10,000 square feet. Four thousand square feet of industrial floor space has been built in the last ten years, over half of it additions to existing buildings.

### Land Use Planning Status

Over eight hundred acres in the park are designated and zoned industrial.

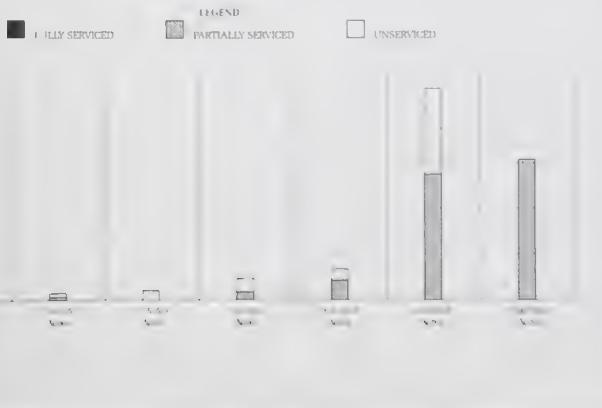
### Servicing

Water services are available along Nebo Road, Twenty Road East between Nebo and Glover Road, Glover Road south of Twenty Road East and Trinity Church Road. Sanitary services have reached the edge of the park. Further sanitary servicing is expected to proceed under the **Local Improvement Act** as the park develops, in accordance with normal Regional practice.

### Developable Land

The park contains 450 acres of partially serviced and unserviced vacant and agricultural land. Approximately 380 acres are in blocks larger than 20 acres, which suggests good potential for the development of industrial subdivisions as demand warrants.

**FIGURE 19.3**  
AREA OF DEVELOPABLE LAND  
GLANBROOK INDUSTRIAL-BUSINESS PARK  
BY SIZE CLASS  
BY SERVICING STATUS





## **Interpretation Notes**



## INTERPRETATION NOTES

### INFORMATION SOURCES

#### Industrial Information System

Most of the analysis in this report is based on data in the Region's computerized industrial information system, which contains a wide variety of information about industrial properties, buildings and establishments in Hamilton-Wentworth. The information is organized in a series of computer files. An explanation of the structure and content of the industrial information system can be found in the Industrial Sector Study Report No. 1, **The Industrial Information System**, available from the Planning and Development Department.

#### Assessment-Based Data

The industrial information system contains assessment-based data extracted from the 1985 Planning Data System (PDS). The Planning Data System consists of computerized property and tenant-level assessment data received from the province annually. The Region adds a small number of variables such as planning division, neighbourhood code and property area to each record. The PDS file also includes variables such as unit class code, realty assessment, business assessment, address, and the names of owners and tenants.

#### Building Data

Building information was obtained from files maintained by the Provincial Assessment office. The industrial information system contains building information dating back to the 1800s. As a general rule, the more recent the information, the more reliable it is. The building data was updated to approximately April 1985.

#### Land Use Planning Status Data

Land use planning status information was obtained from the applicable source documents. The planning status was updated in November 1985.

#### SIC and RISC Codes

SIC and RISC codes were assigned to establishments during November and December 1985. RISC codes are land-use activity codes developed in the 1970s by the Regional Information Systems Committee, a committee of representatives from Regional governments in southern Ontario that share information and analysis among members. SIC codes are the 1980 Standard Industrial Classification codes published by Statistics Canada. Coding decisions were based on the information about the property in the industrial information system, supplemented by reference documents, telephone calls and site visits when required.

#### Servicing Data

Servicing information for industrial properties is maintained as part of the department's infrastructure inventory. It was updated to December 1985.

#### Employment Data

Employment information was obtained from the Planning and Development Department's 1982 employment survey.

#### Sales Data

Data concerning industrial real estate transactions were obtained from TEELA Market Surveys.

### TABLES AND CHARTS

#### Land Area, Building Area and 1982 Employment

The land area data includes all properties with either an industrial land use or an industrial building. A property was considered to have an industrial use if at least 50 percent of the assessment was attributable to tenants with an industrial RISC code. A property was considered to have an industrial building if at least 50 percent of the floor area in at least one building was occupied by tenants with an industrial RISC code.

The land area information in the "Land Area, Building Area and 1982 Employment" charts and tables excludes portions of industrial properties where the tenant was assigned an SIC code of 0. An SIC code of 0 means that there is no economic activity (e.g., residential uses, vacant land, vacant industrial and commercial buildings). The area excluded was calculated on the basis of the tenant's share of realty assessment.

Land areas were apportioned on the basis of the establishment's share of the property's realty assessment. The shares of realty assessment for all establishments sum to the total realty assessment for the property. On multi-establishment

properties, this allocation technique understates the area attributable to tenants with low value unit class codes such as VL (vacant land) and overstates the area attributable to tenants with high value unit class codes such as RU (residential unit), COM (commercial) or IND (industrial).

The building area information includes all buildings on properties with an industrial use or at least one industrial building. Floor area assigned to tenants with an SIC code of 0 was excluded from the "Land Area, Building Area and 1982 Employment" chart and tables.

In some cases, building information was excluded from calculations because establishment identifiers in the building file could not be matched with establishment identifiers in the Region's assessment-based Planning Data System. The main reason for this is that the building file is ahead of the assessment-based PDS file for a small proportion of records. Floor area common to several tenants was also excluded. Floor space totals in the tables and charts underestimate the total floor area, as a result of these two exclusions. The magnitude of this error is less than 500,000 square feet, or approximately 1 percent of the total Regional industrial floor space.

Occasionally a small building area is shown with a zero land area. In those cases the land area is less than 0.5 acres and has been rounded down.

The employment data is based on a 1982 survey of employers carried out by the Hamilton-Wentworth Planning Department. SIC codes were assigned in 1982. Since some establishments have changed since 1982, the SIC codes assigned during the employment survey do not necessarily correspond to the 1985 SIC codes used to summarize the land area data. Total employment is the sum of full and part-time employment; seasonal employment was excluded. In cases where 1982 employment is shown, but no land or building area is shown, it means that employment in the industry specified no longer exists at that location.

#### Industrial Property and Building Statistics

Industrial property statistics are provided for occupied industrial properties, which means properties with an industrial use or at least one industrial building.

Industrial building statistics are provided for all buildings with at least 50 percent of the floor area occupied by tenants with an industrial RISC code.

#### Occupied Industrial Land

The property and building data provided in the "Occupied Industrial Land" tables apply to land with an industrial use or at least one industrial building. The building statistics include all industrial buildings, but exclude non-industrial buildings on occupied industrial land.

Coverage is the ratio of industrial floor space to land area. It was calculated by summing the floor area of industrial buildings on a property, dividing by the area of the property, and then computing the mean for all properties in a given size class.

#### Number of Industrial Properties

The "Number of Industrial Properties" tables show the number of occupied industrial properties in each size class of properties for each industry. The SIC code assigned to the property for the purposes of these tables was the SIC code of the establishment with the largest realty assessment.

The size class categories in the tables appear to overlap at the break points, but do not in the calculation. For example, the "1.0 — 2.5 acres" category starts at 1.0001 acres; properties of exactly 1 acre are in the "1 acre or less" category.

#### Industrial Land Absorption

A property was treated as absorbed in the year in which the first industrial building was constructed on it. Current property areas were used in calculating absorption. Additions to industrial buildings do not affect the absorption statistics.

#### Industrial Construction

Industrial construction consists of all industrial floor space constructed in a given year, net of demolitions. New construction refers to the construction of new industrial buildings.

Data prior to 1955 is available, but the more recent data is more reliable, particularly with respect to demolitions.

#### Industrial Sales

The sales data consists of summaries of records of individual real estate transactions from TEELA. At the Regional and area municipal levels, the number of transactions and total dollar volume are provided. At the industrial area level, the number of transactions and average price per acre or square foot of building area are provided for both properties with an industrial building and vacant properties. Data for other types of properties in the industrial areas is not provided.



## **Land Use Planning Status**

If a property contained multiple designations or zonings, only the portion of the property with industrial designations or zonings were taken into account when calculating areas. Portions of properties extending beyond the boundaries of Industrial-Business Parks in the Hamilton-Wentworth Official Plan were excluded from the totals.

## **Taxes**

Taxes were calculated using 1985 assessments and mill rates. Properties with at least one industrial building were included in the calculation. All buildings on these properties, regardless of whether they were industrial or not, were included in the calculation of total floor area for the property. Since assessment varies among the municipalities, tax tables are presented at the area municipal level. Properties with less than 1,000 square feet of floor space were excluded because the average tax rate per square foot is not a meaningful measure for these properties. Realty taxes are a more accurate indicator of relative tax levels than total taxes, because differences in the types of industry can result in different business assessments. A more detailed explanation of the taxation of industrial land can be found in the Hamilton-Wentworth Industrial Sector Study Report No. 2, **Zoning and Assessment**, which is available from the Planning and Development Department.

## **Land Use**

Land uses were assigned at the establishment level using RISC codes. Property area was allocated to establishments on the basis of their share of total realty assessment. This approach tends to understate vacant land and overstate the area devoted to industrial, commercial and residential uses.

## **Developable Land**

Properties in the industrial areas were considered vacant (*i.e.*, developable) if they were more than 80 percent vacant (RISC = 0), agricultural (RISC = 200-299) or farm residential (RISC = 110 and unit class code = FRU). The land use was identified at the establishment level using RISC codes, and aggregated on the basis of share of realty assessment. Fully serviced means both sanitary sewers and water services are available. Partially serviced means that either sanitary sewers or water are available (usually water). Except for a few cases, "available" means abutting the property.

## **MAPS**

### **Boundaries**

The boundaries of the industrial areas were defined by means of Regional and local Official Plan designation. A few minor adjustments based on property fabric or land use were made.

The Stoney-Creek Industrial Area consists of the Stoney Creek Industrial-Business Park and a substantial industrialized area west of the park.

### **Aerial Photographs**

The aerial photographs were taken in 1985. They are not rectified.

### **Land-Use Maps**

The land-use maps show the predominant land use on all properties in the industrial area in late 1985. Multiple uses are shown on large properties if the area occupied by each use can be clearly distinguished.

The industrial category includes the following uses:

- resource extraction
- manufacturing
- certain types of waste disposal and treatment, including transfer stations and waste processing plants
- research and development laboratories
- certain data processing and printing establishments
- construction, including most construction offices
- bus and trucking terminals (without passenger access)
- warehousing and storage
- specialist automotive repair services, such as body shops
- welding shops
- servicing and rental of heavy vehicles (*e.g.*, trains, trucks)

Office development is distinguished from commercial and institutional uses.

Woodlots and land unsuitable for building are classified as open space and recreation.

The land-use maps and the statistics generated from the industrial information system are consistent for the most part. Minor discrepancies between the two arise in some areas because of timing differences (the land-use maps are

ahead of the statistics), and differences between the predominant use identified by means of telephone calls, site inspections and the like (maps), and relative share of realty assessment (statistics).

### **Servicing Maps**

The servicing maps show the location of piped services in developing industrial areas (with the exception of areas such as Mohawk where services are not yet available). Differences in pipe sizes are not shown. Information about pipe sizes is available from the Regional Engineering Department.

### **Zoning Maps**

The zoning information shown on the maps reflects zoning by-laws in effect in November 1985. Secondary plan information is shown for the Flamborough Industrial-Business Park, because the Niagara Escarpment Development Control regulations supercede the zoning by-law.





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